

Delegated Report
1-23, St Winifreds Close, Chigwell, Chigwell, IG7 5PU
EPF/0790/25

Site and Surroundings

The application site is an elongated irregular shaped site forming the majority of St. Winifred's Close located on the south side of Manor Road within the built up area of Chigwell. The site is fairly narrow at the north of the site (14m) widening to some 55m to the south. There are two existing blocks of flats one three storey, one part two storey/part three storey (built in the early 1960's) set at right angles to each other at the southern end of the site.

Proposal

Certificate of Lawful Development for Proposed erection of an additional floor at third floor level to accommodate 5x2 bedroom apartments with associated amenities exactly same as previously approved application EPF/0269/19.

Relevant Planning History

EPF/0269/19 Approved 8 October 2021
Oakfields 1 - 23 St. Winifred's Close Chigwell Essex IG7 5PU

Planning Considerations

This application seeks a lawful development certificate for an additional storey of residential accommodation.

In order for this application to be considered under a lawful development certificate prior approval should have been granted for the development. For the avoidance of doubt this would need to have been made under Class AB, Part 20 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

To date no such prior approval application has been made

Conclusion

The erection of an additional floor at third floor level is not lawful. A specific grant of planning permission is required.