

Delegated Report

[EPF/3342/17 – 5 Grange Crescent, Chigwell]

Description of Site:

Two storey semi-detached house in road of similar dwellings. The property is not listed and nor does it lie in a conservation area.

Description of Proposal:

Construction of new 2 storey dwelling, with accommodation in the roof, alongside the existing house at no. 5 Grange Crescent.

Relevant History:

EPF/3340/17 – CLD for a loft conversion with rear dormer certified as a lawful development.

EPF/3373/17 - Prior approval not required for 6m depth rear extension.

Policies Applied:

Adopted Local Plan Policies: CP1, DBE1, DBE9

2017 SVLP Policies – DM9

Consultation Carried Out and Summary of Representations Received:

Chigwell Parish Council – object – because the proposed roof design is inappropriate and out of keeping with neighbouring properties, a hip design would be preferable.

7 neighbours consulted – and one reply received:-

6 Grange Crescent – object - completely out of character with the street scene. Over development of the site. Over bearing and roof design is out of keeping with rest of the street. Grange Crescent already suffers from major parking problems and this will only add to this by allowing another house to squeeze into a small plot.

Essex CC Highways – no objections

Main Issues and Considerations:

It is proposed to build an infill 4 bedroom house in the 6.3m gap at the side of the house, with a 1m gap to the side boundary with no.3 Grange Crescent being retained. The entrance to the new house would be gained at the side from the 1m wide side passageway. Many other houses in the street originally had a sizeable gap to the sides of their houses, but many have now been filled in by the erection of one and two storey side extensions, such as the side extensions built on to the attached semi at no.7.

The site is a constrained one and cannot satisfactorily accommodate a new dwelling, certainly of this size. Given the height of the new dwelling, it would create a cramped appearance close to the side boundary. This is exacerbated by the over dominant half hip roof design which would be out of keeping with full hipped roofs in the street – and in this context the objection from the Parish Council is supported. A total of 4 car spaces are proposed at the front of the site in accordance with car parking standards. However, these spaces would cover most of the width of the forecourt and there would be no front enclosure or landscaping. Although a minority of houses in the street have open frontages, most retain some form of front enclosure or landscaping. In this context, the provision of an open frontage containing 4 car parking spaces would detract from visual amenity in the street scene.

The proposal can be seen as achieving a more efficient use of urban land with the creation of an additional dwelling. However, the site is too constrained for this form of development.

Conclusion and is there a way forward?

The proposal conflicts with relevant policies outlined above and refusal of permission is recommended.

The most obvious 'way forward' is to forego building an additional house in favour of building a one/two storey side extension to the existing house - as many other householders have done in the remainder of the road.