

Delegated Report
Kenswal, Grove Lane, Chigwell, Essex, IG7 6JD
EPF/2722/22

Site and Surroundings

The application site is located on the west side of Grove Lane within the built up area of Chigwell Row. Grove Lane has a fairly rural character with housing on only one side and a mix of individually designed detached properties on this part of Grove Lane. The site is not within a Conservation Area or the Metropolitan Green Belt.

Proposal

The application is for a prior approval under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class AA for the enlargement of a dwellinghouse by construction of an additional storey.

Summary of Representations

Number of neighbours Consulted: 9
No responses received

CHIGWELL PARISH COUNCIL: Objection Green Belt – The Council objects to developments and building works on the Green belt, but retract comments if Planning Officers are satisfied. [Note: the site is **not** within the Green Belt]

Planning Considerations

Class AA establishes a number of criteria under AA.1 which would preclude development under this class. The agent has set out in the application form how these requirements are met. Accordingly, the development meets the criteria for consideration under Class AA, subject to meeting the conditions in AA.2, set out below:

1. Matching materials are proposed
2. No flank windows are proposed at first floor
3. The roof pitch broadly matches the existing roof pitch
4. The existing building is a C 3 dwelling
5. First floor windows are proposed which will provide new viewpoints but not considered to result in any significant overlooking/privacy issues. As the proposal is centrally located no significant loss of light issues.
6. Part 3 (a) (ii) specifically looks at the appearance of the proposal:
the external appearance of the dwellinghouse, including the design and architectural features of—

(aa)the principal elevation of the dwellinghouse, and

(bb)any side elevation of the dwellinghouse that fronts a highway

In this case only (aa) applies. The proposal raises the front walls, and tops with a very shallow roof. The wall to roof ratio is poor resulting in the appearance of a very squat dwelling, detrimental to the existing dwelling and the streetscene. In addition, the wall to window ratio is also very poor with a large expanse of brickwork, not broken up by detailing or windows. The high window, although presumably required for the floor levels are also at odds with the appearance of the dwelling.

7. There are no impacts to air traffic and defence assets; and
8. There is no impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012(3) issued by the Secretary of State.

Conclusion

Prior approval is required and refused.

Prior approval is refused due to the unsympathetic design and external appearance of the proposed dwelling and due to its detrimental impact on the streetscene as a result of this design, based on the conditions set out in paragraph AA2. (3.a.ii) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).