

Delegated Report

Kenswal, Grove Lane, Chigwell, IG7 6JD

Description of site

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.

Description of proposal

The application seeks planning permission for the demolition of the existing bungalow and replacement with a two storey detached dwelling with basement.

Relevant History

EPF/0701/22 - Demolition of the existing bungalow and replacement with a two storey detached dwelling with basement – Refused

Policies Applied

Local Plan (1998) and Alterations (2006)

CP2 – Protecting the quality of the Rural and Built Environment

DBE1 – Design of new buildings

DBE2 - Effect on neighbouring properties

DBE5 – Design and Layout of new development

DBE8 – Private amenity space

DBE9 – Loss of amenity

ST01 – Location of Development

ST06 – Vehicle Parking

LL10 – Adequacy of provision for landscape retention

Epping Forest District Local Plan 2011-2033

Policy		Weight
DM2	Epping Forest SAC and the Lee Valley SPA	Significant
DM3	Landscape Character, Ancient Landscapes and Geodiversity	Significant
DM9	High Quality Design	Significant
DM10	Housing Design and Quality	Significant
DM22	Air Quality	Significant
T1	Sustainable Transport Choices	Significant

Representations Received

11 neighbours consulted: None received

CHIGWELL PARISH COUNCIL: The Council objects to developments and building works on the Green Belt, but retract comments if Planning Officers are satisfied.

[Officer note: THE SITE IS NOT WITHIN THE GREEN BELT]

Issues and Considerations

The main issues with this application are the acceptability of the Design, loss of a Bungalow, amenity and impact on trees.

Design

The proposal results in a two storey double fronted detached dwelling with gables fronting the road.

The proposal has been reduced in height since the previous refusal, so that it clearly reads as a two storey property. In addition, the height of the neighbouring property Abbots Court has been used as a guide to keep the ridge height in line with the streetscene.

Although the gables are quite slack, and the frontage is solid the proposal is considered on balance an acceptable design.

Loss of a Bungalow

H1 of the LP (2017) criteria (f) seeks to prevent the loss of bungalows across the District in order to meet the needs of older or less mobile people. This proposal seeks to replace a bungalow with a 2 dwelling which will result in the loss of a home suitable for those with mobility difficulties and therefore the proposal is contrary to this policy.

With this application justification has been provided with regards to the loss of the bungalow including that there are 6 steps up to reach the ground level of the bungalow and poor thermal efficiency. However this does not justify the loss of the bungalow and is contrary to policy H1.

Amenity

The proposal will result in the addition of first floor windows which will give rise to some additional loss of privacy above that of the existing situation but not so excessive in this built up setting to justify a refusal.

Although a deep projection the proposal does respect the 45 degree line from neighbouring first floor windows and therefore outlook is not excessively impacted from these windows. In addition, the proposal has been significantly reduced since the previous refusal so that the first floor will not appear excessively overbearing to the neighbouring occupiers of Abbots Court/St.Merryn.

There will be some impact to The Barn, however given that Kenswal is to the north this will limit loss of sunlight. The two storey element will be visible from the rear garden, but given the reduced depth not considered to result in any excessive harm to existing amenities.

Trees and Landscape

The Tree Officer has no objection to the proposal subject to conditions including the provision of a replacement tree within the front garden.

Basement

A Basement Impact Assessment has been submitted with the application which concludes that the risk of flooding from groundwater is low and recommends actions to ensure limited risk to neighbouring properties which is acceptable.

Drainage Issues

The Council's Land Drainage Team have not raised an objection to the proposal but have requested details of surface water drainage as a condition.

Conclusion

Given the above the proposal is considered to result in the loss of a bungalow and is therefore recommended for refusal.