

In the matter of the Town and Country Planning Act 1990

**And in the matter of the objections lodged against the terms of a proposed
development set out in a planning application relating to land at 12 Whitehall
Close, Chigwell Row, Essex**

Planning Application Reference No. EPF/52/03

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STATEMENT OF CASE

RELATING TO THE OBJECTIONS TO THE PROPOSED ERECTION OF A DETACHED BUNGALOW ON LAND AT 12 WHITEHALL CLOSE, CHIGWELL ROW

1. Local residents in Orchard Way, Chigwell Row object in the strongest terms to the proposed development set out in the planning application relating to land at the rear of number 12 Whitehall Close. The objections are lodged, *inter alia*, on the following grounds:-

- 1) The proposed development set out in the planning application comprises the erection of a large bungalow on a small plot of land which currently forms part of the rear garden of 12 Whitehall Close. The proposed development therefore constitutes clear “over development” of the site. It would therefore constitute a form of cramped development on a small plot of land.
- 2) The proposed erection of a bungalow in the location proposed would have a severe and detrimental impact upon the residential amenities of adjacent properties. It would cause an unacceptable degree of overlooking between adjacent properties which would have an adverse impact upon the privacy of other people and also cause noise and unacceptable levels of disturbance to them.

- 3) The proposed new detached property, if permitted, would constitute a precedent justifying further unacceptable development within the area which incrementally would have a severe impact upon the character of the area.
- 4) The proposed development set out in the planning application puts forward a development which in itself would have a detrimental impact upon the character of Whitehall Close and Orchard Way. It would create the impression of an excessive level of built development within the area which would lead an excessive level of hard edges and hard surfacing.
- 5) The proposed development would lead to a substantial increase in the level of density of development in the area. The residential density of number 12 itself will be increased by 100%. This is clearly unacceptable in an area where there is low density and low level housing development.
- 6) The proposed development does not appear to have any particular merit so far as design is concerned. It is therefore considered that the proposed development scheme is clearly inconsistent with the guidelines contained within the Essex Design Guide, which clearly forms part of the supplementary planning guidance which influences the Local Planning Authority in its decision making process.

- 7) The proposed development constitutes blatant backland development which is inherently objectionable having regard to policy advice contained within the National Planning Policy Guidance Notes and also having regard to the advice set out in the Essex Design Guide.

 - 8) The proposed new development will be accessed over a crossover leading to Orchard Way. It should be noted that the crossover has already caused controversy in the area and generated additional traffic congestion within Orchard Way. The location of the crossover has displaced on-street car parking, and accordingly the turning area of Orchard Way is now difficult to negotiate. The local service delivery vehicles and the Council's refuse collection vehicle find it difficult if not impossible to utilise the highway in Orchard Way owing to the creation of the crossover. These problems will be compounded if the proposed development were allowed because it would lead to additional traffic movements being created across the crossover which would have a severe and detrimental impact upon highway congestion and road safety.
2. It is quite clear that the proposed development will not provide adequate amenity space for the occupants of the new building to be constructed pursuant to the said planning application. It would therefore constitute substandard development which will not provide adequate land for the proposed occupants of the new detached property.

3. It is also notable that the size of the plot upon which the proposed dwelling is to be erected is so small that it would be impossible for the proposed developer to ensure that sufficient off-street parking spaces are provided within the plot. Accordingly, the proposed development will generate the need for additional on-street parking spaces in an area which is also already suffering from highway congestion.
4. The small size of the plot clearly prevents an adequate landscaping scheme being implemented. The absence of adequate landscaping will therefore have a detrimental impact upon the character of the area.
5. It is clear from the Essex Design Guide that the “shape of the development proposal” is one of the first and most issues to be considered as part of the design concept. The shape of development is clearly created by juxtaposition of solids and voids, buildings and planting, hard and soft surfaces. Normally, the layout for the layout for the development should be dictated by the nature of the site, its natural features and overall context. The detail for the development is determined by the height and massing of the buildings, by roof pitches, storey heights and the profiles of the housing elements. These are clearly elements which influence the development proposal and which are in turn governed by the setting for the proposed new development. Having regard to this approach to the design of the development it does appear that the proposed development is unacceptable in this location. In essence, the proposed development does not provide an appropriate balance between hard and soft surfaces. If permitted, it would constitute almost wholly hard

surfacing. The proposed development will not provide any balance between solids and voids. The proposed development as set out in the planning application does not fit in naturally within the natural features and overall context of the site. The height and massing of the buildings, the proposed roof pitches and the profile of the housing element is clearly inappropriate in this location.

6. The proposed development would, if permitted, form an incongruous feature within the semi rural and semi urban landscape of Chigwell Row. If permitted, it will clearly stand out as an exceptional an unacceptable feature within the local landscape.

7. The proposed development clearly contravenes the policies set out in the Council's Statutory Development Plan which seek to protect and preserve the character of existing housing development. The proposed development is also inconsistent with the policies in the Statutory Development Plan which require new housing development to be of a good design.

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