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Planning Statement

For

Part change of use at ground floor; Class E to C3 and the erection of an additional storey to the outrigger to form a 1-bed 2-person flat

Land at

21 High Street, Ingatestone, CM4 9DU



By

Eade Planning Ltd

February 2024

Introduction

1. The subject site is on the south eastern side of the High Street and comprises of a three-storey mid terraced building.
2. The site is mixed use at ground floor level being part Class E and C3 with the floors above for residential use.
3. The site does not sit within a conservation area and is not a statutory nor locally listed building.
4. The existing layout is lawful through the passage of time.
5. This application seeks the part change of use at rear ground floor level from Class E to C3 along with an additional floor to the outrigger to create a 1B2P flat.
6. The proposal seeks to achieve similarly to what has been constructed at the adjacent property.
7. Below are views of the site.



Proposal

8. The application includes a part change of use to the rear of the site which is currently under utilized by the current occupiers whereby the storage areas serve the ground floor shop.
9. The development includes refurbishment to the existing ground floor walls with changes to the fenestration. An additional storey within the same footprint is proposed and set down from the original architecture.
10. The proposal is in full compliance of the minimum space standards.
11. Given the context of the area and the surrounding residential uses at first floor level, the proposal would not result in an overconcentration and would not be detrimental to the residential character of this area.
12. The physical appearance of the extension work is to be of matching the existing style and is modest in size and scaling, therefore it is expected to not have any impacts on the local character.
13. There will be no impacts to the existing occupants as they similarly benefit from side-facing windows.
14. The standard of the proposed flat is to be materially finished to a high standard.
15. Appropriate refuse and cycle storage will be provided for the development in accordance with policy.

Conclusion

The applicant is keen to ensure that works are completed to high standards of construction, with regard to energy efficiency and sustainability the performance/durability of the building will also be improved.

The scale of the proposal is considered to be acceptable, therefore, the LPA is respectfully asked to grant planning permission for this proposal.