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## **GROUNDINGS OF APPEAL**

### **6 Ashley Grove Loughton Essex IG10 1HS: Proposed Roof Extension**

The property is an end terrace 2 storey dwelling. The dwelling has a flat roof but the other dwellings in the terrace have pitched roofs. This terrace has a similar terrace adjacent which is a mirror image.

The proposal is for a pitched roof extension with a rear dormer.

The planning department recommended approval but the application was rejected at committee.

The adjacent property number 5 has been granted planning approval for a similar proposal which sets a precedent. This is the dwelling that forms the end of the other terrace. Approval for number 6 would allow balance and symmetry to be formed for both terraces.

The fact that a similar proposal has been granted planning approval on the neighbouring property is a material consideration for this planning application.

Objections were received from residents of properties to the rear located on Forest Way. However, there is no material overlooking of these properties. The distances are mostly in the range of 20 metres, the closest being 14 metres although at an oblique angle.

Number 5 is very close to number 6. The difference of the two schemes affecting the Forest Way properties is minimal.

A more detailed analysis of the impact on the amenities of the properties is contained in the planning officer's report to committee which is attached to this statement.

The proposals are not contrary to the local planning policy regarding distances between dwellings and would be considered acceptable when assessing planning applications for new dwellings.

In conclusion, we consider the proposals to be sympathetic and in-keeping with the character and scale of the area. The proposals are no different to the existing loft conversions already in place on both terraces. We also believe there is no impact on the amenity of the surrounding properties due to the significant separation distances involved.

We request, in view of all of the above, that you give consideration to allowing the appeal.

