

Appeal for Paragraph 80 (84) Grand Designs

Service: Planning Appeal
Location: Mayland, Essex



Project Overview:

Evans Jones was engaged to manage a planning appeal for a paragraph 80 dwelling of exceptional design, famously featured on Channel 4's Grand Designs in 2021. <https://tinyurl.com/53rn2knb>

The appeal arose from a variation of condition application regarding the design of the constructed dwelling, which had been refused by the local planning authority. Evans Jones was brought in post-refusal to appeal the decision and secure approval for the amended design.

Challenges:

A key challenge was to establish that the design amendments would not harm the character of the surrounding area. This required meticulous analysis and presentation of evidence to counter potential objections effectively.

The local authority's report contained factual inaccuracies, particularly in how the amendments were classified.

Evans Jones needed to clarify that the changes fell under a variation of condition rather than constituting a new dwelling. This distinction was crucial for the appeal's success.

Solutions and Approach:

Detailed Evidence Compilation:

The team prepared a comprehensive case demonstrating how the amendments preserved the dwelling's exceptional design quality while respecting the local character.

Expertise in Paragraph 80 Dwellings:

Leveraging their extensive experience with paragraph 80 dwellings, Evans Jones demonstrated that the design changes retained the dwelling's innovative architectural integrity.

Results:

Evans Jones successfully navigated the planning appeal process, securing a positive decision from the Planning Inspectorate. The outcome affirmed the team's ability to:

- Effectively counter objections and inaccuracies.
- Provide expert advice tailored to the unique requirements of paragraph 80 dwellings.
- Manage the complexities of working with the Planning Inspectorate during a time of significant delays.

The appeal's success not only validated the design amendments but also reinforced the reputation of Evans Jones as specialists in handling complex planning appeals for high-profile, innovative projects.

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