

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 27 JULY 2020 – CANCELLED

**COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 27 July 2020**

Committee Members

Councillors: J Angold-Stephens (Chairman) K Latchford (Vice Chairman)
P Abraham T Cochrane C Davies
T Downing S Murphy

Officer: Debra Paris (Planning Committee Clerk)

Declarations of Interest

Cllr Murphy declared a non-pecuniary interest in planning application EPF/1379/20, 105 Lower Park Road, as the applicant was known to her. She would therefore not comment on this application.

Cllr Angold-Stephens declared a non-pecuniary interest in planning application EPF/1379/20, 105 Lower Park Road, as she lives in this road.

The Committee declared a non-pecuniary interest in the following planning applications:

- i. EPF/1347/20, 111 Swanshope; EPF/1379/20, 105 Lower Park Road; EPF/1396/20, 13-17 High Beech Road; and EPF/1469/20, 165 High Road, owing to comments received from the LRA Plans Group; and
- ii. EPF/1388/20, 9 Foxley Close, as the architect was known to the Council.

Planning Applications

The following planning applications were CONSIDERED by the Planning and Licensing Committee and the plans inspected.

1.1 Application No: EPF/1220/20

Officer: Brendan Meade

Applicant Name: Mr Tom Hills

Planning File No: 012200

Location: 99 Queens Road, Loughton, IG10 1RR

Proposal: Proposed construction of a rear extension at basement & ground floor level, a new entrance porch, new timber cladding to the front gable, replacement windows to the front and rear & removal of a chimney stack.

The Committee had NO OBJECTION to this application, but expressed concern that the front gable timber cladding would be out of keeping with the street scene.

Application No: EPF/1347/20

Officer: Muhammad Rahman

Applicant Name: Miss Leisha Wegg

Planning File No: 030717

Location: 111 Swanshope, Loughton, IG10 2NB

Proposal: Demolition of a conservatory and erect a two storey rear extension. The Committee NOTED the contents of a letter of objection.

Members noted the inadequate drawings submitted in respect of this proposal.

The Committee OBJECTED to this application on the basis that its height and bulk was an overdevelopment of the site. The proposal was out of keeping with the street scene, causing visual harm by dominating the main building rather than being subservient to it. Further, it would have a detrimental effect on the amenity of the neighbours, causing loss of light.

Application No: EPF/1376/20

Officer: Brendan Meade

Applicant Name: KMDS Designs

Planning File No: 019463

Location: 37 Forest View Road, Loughton, IG10 4DX

Proposal: Part single storey part two storey rear extension and loft conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/1379/20

Officer: Ian Ansell

Applicant Name: Mr Alan Davey

Planning File No: 021337/006222

Location: 105 Lower Park Road, Loughton, IG10 4NE

Proposal: Proposed 4 bedroom semi-detached dwelling. (Revised application to EPF/2774/19.)

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application reiterating its previous comments, in respect of EPF/2774/19, which were still relevant, including concern for the trees:

Min no PL851.1

The Committee OBJECTED to this application on the grounds that it was too cramped and an over-development of the site. The proposed accommodation was built right up to the boundary resulting in the guttering overhanging the neighbouring tennis club's land. Members also referred to the Tree Officer's report objecting to this application based on the concern for the Sycamore, T7, located on the site of the neighbouring tennis courts.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

If the Local Planning Authority is minded to approve this application, the Committee requests that the following condition be imposed:

The materials of the dwelling should match the adjacent building; in order to preserve the character of this part of Lower Park Road.

Application No: EPF/1388/20

Officer: Brendan Meade

Applicant Name: Mr & Mrs Lamont

Planning File No: 021588

Location: 9 Foxley Close, Loughton, IG10 2HU

Proposal: Proposed first floor side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1396/20

Officer: Caroline Brown

Applicant Name: Securelands Developments Plc.

Planning File No: 001877

Location: 13 - 17 High Beech Road, Loughton, IG10 4BN

Proposal: Application for Prior Approval for a Proposed Change of Use from B1 (offices) to C3 (dwellinghouse). Proposed conversion of 1st floor office space to x4 no.self-contained 1 bedroom flats & x1 no. studio flat.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the following grounds:

The application proposed 5 additional dwellings with inadequate parking, which would result in congestion and pressure for parking spaces on High Beech Road.

Under Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, the local planning authority can refuse consent if the proposal had a transport and highways impact.

Members believe that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

If the Local Planning Authority is minded to approve this application, members requested that the second floor should not be considered under a separate new application should it be redeveloped at a later stage.

Application No: EPF/1436/20

Officer: Honey Kojouri

Applicant Name: Mr & Mrs Davies

Planning File No: 011996

Location: 10 Eleven Acre Rise, Loughton, IG10 1AN

Proposal: Single storey rear and front extensions, alterations to existing side dormer and additional front roof windows. (Amended application to EPF/2961/19.)

The Committee had NO OBJECTION to this application.

Application No: EPF/1469/20

Officer: Marie-Claire Tovey

Applicant Name: Mr James Lawlor

Planning File No: 007759

Location: 165 High Road, Loughton, IG10 4LF

Proposal: Re-design the layout of L 2 & L3 to accommodate 1No studio and 2No 1 bedroom flats (previously approved design Allowed for 2No studio flats and 1No 1 bed flat on L2 and 2No 1bed flats on L3). Erection of a one storey roof extension L4 to provide 2No 1 bed flats (design is a similar design to the

previously approved L3 layout). Insertion of a lift and wraparound staircase on existing L1 terrace.

The Committee NOTED the contents of a letter of objection.

Members commented that as the previous planning consent had not been substantially completed and ready for occupation, the applicants cannot apply under Section 73 of the Planning Act for the additional flats because they are changing the description of the development. Therefore the Local Planning Authority should invalidate the application.

The Committee OBJECTED to this application on the following grounds:

The proposed change was NOT a 'minor material amendment' as it takes the number of dwellings from 5 to 8 flats. The proposal included the poor design feature of a bedroom above a kitchen. Unless properly soundproofed it would cause noise and disturbance to the proposed and adjacent occupiers.

Regardless of the appeal rulings, regarding the rear, it would be out of keeping with the street scene which is quite open at present but this would dominate with the top floor at the front being so much higher than the surrounding buildings.

It would also have an impact on the SAC both in terms of vehicles (one cannot stop people wanting and having cars) and in terms of extra recreational use with Standard Green, part of the forest just opposite.

Members believe that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

1.2 **Deemed Permission – provided for information only:**

The Committee NOTED the following applications:

Application No: EPF/1367/20

Officer: David Maguire

Applicant Name: Ms Jenny Lellow

Planning File No: 030707

Location: 96 Newmans Lane, Loughton, IG10 1TN

Proposal: Application for a Certificate of Lawful development for a Proposed front porch & a 3 metre single storey rear extension.

Application No: EPF/1391/20

Officer: David Maguire

Applicant Name: Mr Nicholas James

Planning File No: 030712

Location: 21 Goldingham Avenue, Loughton, IG10 2JF

Proposal: Application for a Lawful Development Certificate for a Proposed loft conversion with a hip to gable roof, rear dormer & x1 no. roof light to the front elevation.

Application No: EPF/1427/20

Officer: David Maguire

Applicant Name: Ms G Diebelius

Planning File No: 030718

Location: 17 Ibbetson Path, Loughton, IG10 2AS

Proposal: Application for a Certificate of Lawful Development for a Proposed hip to gable roof alteration with rear dormer.

Application No: EPF/1442/20

Officer: David Maguire

Applicant Name: Ms Iris Fraser

Planning File No: 017440

Location: 35 Hazelwood, Loughton, IG10 4ET

Proposal: Certificate of lawful development for a proposed conversion of garage to habitable room.

1.3 Others – provided for information only EPF/1357/20, EPF/1359/20, EPF/1395/20, EPF/1417/20, EPF/1429/20, EPF/1438/20, EPF/1445/20 and EPF/1470/20

The Committee NOTED the information received from Epping Forest District Council.

Members NOTED the contents of a letter of objection received in respect of one of these applications, EPF/1429/20, 197 The Broadway.

The Committee OBJECTED to application EPF/1429/20, 197 The Broadway, on the grounds that members were concerned that this proposal related to a House in Multiple Occupancy. Neighbours had already experienced a detrimental effect to their amenity with regard to anti-social behaviour. The proposed extension would lend itself to being used as two more rooms for occupancy. Neighbours have contacted a number of councillors to object.

2 Matters for Report

2.1 Notice of Appeal

2.1.1 EPF/0490/20 – 8 Stanmore Way, Loughton, IG10 2SA – Proposed replacement of an existing house. (Appeal ref no: APP/J1535/W/20/3252852) – Min no PL NOTES1.1 (30/03/2020)

The Committee OBJECTED to this application, reiterating its previous comments which were:

The Committee OBJECTED to this application as with the previous application it will have a bearing on the SAC as it proposes an increase from 2 bedrooms to 5.

Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the increase of cubic capacity of the building and the possible greater number of occupants living there.

If the local planning authority is minded to approve this application, members expressed concern about the trees to the side of the property as they will then be very close to the house and their roots may affect the property in the future. The Committee suggested that the owner considers moving the house a little further away from the boundary with No 6.

The design is an improvement on the previous application in terms of the street scene blending in better with its neighbours.

3 Decisions

Decisions by Epping Forest District Council

No Planning Decisions had been received from Epping Forest District Council.

4 Licensing Applications

No licensing applications had come to the attention of officers.

5 Enforcement and Compliance

No cases were reported.

Mark Squire
TOWN CLERK
27 July 2020