

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 15 FEBRUARY 2021 – CANCELLED

**COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 15 February 2021**

Committee Members

Councillors:

J Angold-Stephens (Chairman)
P Abraham T Cochrane T Downing
K Latchford S Murphy

Officer:

Debra Paris (Planning Committee Clerk)

Apologies

Apologies for absence of comments submitted on these applications was received from Cllr Davies.

Declarations of Interest

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

- I. EPF/2983/20 The Chestnuts, Ollards Grove; EPF/0030/21, 1 Seymour Close; EPF/0113/21, 13 Hill Top; and EPF/0125/21, 22 The Greens Close, owing to comments received from the LRA Planning Group; and
- II. planning application EPF/0061/21, 72 Tycehurst Hill, 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/2425/20

Officer: Muhammad Rahman

Applicant Name: Mr Prabir Saha

Planning File No: 001048

Location: 1 Alderton Way, Loughton, IG10 3EQ

Proposal: First floor side extension, first floor part rear extension and part single storey rear extension.

The Committee OBJECTED to this application, referring to the Tree Officer's Report for a holding objection.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/2791/20

Officer: Caroline Brown

Applicant Name: Mr. Tian

Planning File No: 030419
Location: 5 Harvest Lane, Loughton, IG10 4PN
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2983/20
Officer: Marie-Claire Tovey
Applicant Name: Cyntra Property Holdings LLP
Planning File No: 030412
Location: The Chestnuts, Ollards Grove, Loughton, IG10 4DL
Proposal: Application for Prior Approval for a proposed new dwelling-house on terrace buildings in form of roof extension to accommodate 2 flats.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. The proposal would be an overdevelopment of the site by reason of its height, and out of keeping with the street scene, particularly in relation to the block of flats adjacent that are also two storey.

The proposal included no extra parking provision, thus leaving only the existing 5 spaces for all residents and visitors.

The proposed development may alone, or in combination with others, impair the Epping Forest SAC by virtue of increased emissions from vehicles at the application site. This development, being very close to the SAC, will be damaging to vegetation near the edge of the Forest. We therefore object; there being no mitigation proposed for the borders of the Forest in the strategy. The LPA cannot be certain that detriment to the SAC will not result from this application; accordingly it must be refused.

Application No: EPF/0030/21
Officer: David Maguire
Applicant Name: Mr Nick Horton
Planning File No: 030410
Location: 1 Seymour Close, Loughton, IG10 3NW
Proposal: Proposed single storey rear extension and garage conversion.
The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0031/21
Officer: Brendan Meade
Applicant Name: Mr M Greywal
Planning File No: 003687
Location: 101 Tycehurst Hill, Loughton, IG10 1BZ
Proposal: Two storey front and rear extensions, demolition of rear conservatories, loft conversion with new gables and roof lights. (Revised application to EPF/2480/20).

The Committee OBJECTED to this application on the grounds that it was an overdevelopment of the site, with potentially two further bedrooms.

The proposed development may alone, or in combination with others, impair the Epping Forest SAC by virtue of increased emissions from vehicles at the application site. This development, being very close to the SAC, will be damaging to vegetation near the edge of the Forest. We therefore object;

there being no mitigation proposed for the borders of the Forest in the strategy. The LPA cannot be certain that detriment to the SAC will not result from this application; accordingly it must be refused.

Members requested that should the local planning authority be minded to approve this application, a condition be imposed for native species planting behind the wall/railings to soften the impact on the street scene.

Application No: EPF/0061/21

Officer: Brendan Meade

Applicant Name: Mr & Mrs Golstein

Planning File No: 008882

Location: 72 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Two storey rear extension. Two storey front infills. New roof over the whole dwelling. Front feature gables. Internal alterations. Raised patio to rear. (Revised application to EPF/2416/20).

The Committee had NO OBJECTION to this application.

Application No: EPF/0073/21

Officer: David Maguire

Applicant Name: Ms Glenda Batten

Planning File No: 000009

Location: 26 Crossfields, Loughton, IG10 3PY

Proposal: Single storey front extension and new window to first floor rear elevation.

The Committee had NO OBJECTION to this application.

Application No: EPF/0075/21

Officer: Zara Seelig

Applicant Name: Mr Cochrane

Planning File No: 030416

Location: 9 Millsmead Way, Loughton, IG10 1LR

Proposal: Single storey rear extension with flat roof and roof lights.

The Committee had NO OBJECTION to this application.

Application No: EPF/0088/21

Officer: David Maguire

Applicant Name: Mr Jason Cotrina-Vasquez

Planning File No: 029819

Location: 7 Honeycroft, Loughton, IG10 3PR

Proposal: Proposed loft conversion.

The Committee OBJECTED to this application stating that the plans showed the extension to be above the normal roofline for this area, thus it would be out of keeping with the street scene. The height needs to be subservient to the main roof.

Application No: EPF/0095/21

Officer: Robin Hellier

Applicant Name: Epping Forest District Council

Planning File No: 002923

Location: Land adjacent to 1 Catherine Close, Loughton, IG10 3NJ

Proposal: TPO/EPF/30/89 (Ref: T21-T25)

T1-T5: 5 x Oaks - Crown reduce, crown thin and selective reduction of overhanging branches, as specified.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee was willing to waive its objection.

Application No: EPF/0097/21
Officer: Brendan Meade
Applicant Name: Mr Roy Smith
Planning File No: 030421
Location: 8 Ladyfields Close, Loughton, IG10 3RS
Proposal: Single storey front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0104/21
Officer: Zara Seelig
Applicant Name: Mr & Mrs White
Planning File No: 023386
Location: 14 Kenilworth Gardens, Loughton, IG10 3AG
Proposal: Construction of ground floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0105/21
Officer: Alastair Prince
Applicant Name: Ayden Bloise
Planning File No: 003183
Location: 8 Forest View Road, Loughton, IG10 4DX
Proposal: Wooden outbuilding to rear of property to provide all year round safe access to hot tub for disabled person.

The Committee had NO OBJECTION to this application.

Application No: EPF/0113/21
Officer: Brendan Meade
Applicant Name: Mr and Mrs Amir Ali
Planning File No: 017139
Location: 13 Hilltop, Loughton, IG10 1PX
Proposal: Single storey rear extension, rear extension at first floor plus alteration/addition of windows to flank wall.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application. This property is already over developed at ground level and the proposed extensions would add to this. The rear ground floor extension extending around 7.5m from the original building line was too deep.

The first floor rear extension would cause a feeling of enclosure to the neighbours both at No 15 and No 11 due to the slope of the land and cause overlooking to neighbours at No 11. It is difficult to see from both photos and

plans exactly how this will affect the neighbours at No15 but as a minimum the windows on the flank wall should be obscured glass and non-opening to protect the privacy of No 15.

Application No: EPF/0125/21

Officer: Brendan Meade

Applicant Name: Ms Leily Banan

Planning File No: 013500

Location: 22 The Greens Close, Loughton, IG10 1QE

Proposal: Single storey side/rear extension, hip to gable roof extension and new rear dormer with Juliet balcony.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the basis that none of the houses in the available street scene photo have gable roofs including those with loft extensions, but the neighbour's roof is shown as having a gable in the plans. This would, therefore, be out of keeping with the street scene.

The rear ground floor extension is of a design that is out of keeping with the rest of the house and others in the street.

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

The Committee NOTED the following applications:

Application No: EPF/3047/20

Officer: Brendan Meade

Applicant Name: Nguyen

Planning File No: 030418

Location: 113 Roding Road, Loughton, IG10 3EJ

Proposal: Certificate of Lawful Development for a proposed single storey rear extension.

Application No: EPF/0072/21

Officer: David Maguire

Applicant Name: Mrs Laura Rex

Planning File No: 000009

Location: 26 Crossfields, Loughton, IG10 3PY

Proposal: Application for a Lawful Development Certificate for a proposed hip to gable loft conversion with rear dormer, x2 no front facing roof lights.

Application No: EPF/0098/21

Officer: David Maguire

Applicant Name: Faye Hirons

Planning File No: 030778

Location: 53 Stonards Hill, Loughton, IG10 3EH

Proposal: Application for a Lawful Development Certificate for a proposed hip to gable loft conversion with rear facing dormer & front roof windows.

1.3 **Others – provided for information only** EPF/2833/20, and EPF/0289/21

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

2 **Matters for Report**

2.1 **Notice of Withdrawn Application**

- 2.1.1 EPF/2363/20: 83 Forest Road, Loughton, IG10 1EF. Proposal: Demolition of existing rear extension. Proposed single and two storey rear extension. Proposed two storey front extension and garage conversion. (Min no PL1.1 – 16/11/2020)**

The Committee NOTED that this application had been withdrawn by the applicant.

3 Decisions

Decisions by Epping Forest District Council

Decisions for January 2021 were NOTED by the Committee.

4 Licensing Applications

No applications had come to the attention of officers.

5 Enforcement and Compliance

- 5.1.1 8 Alderton Hall Lane, IG10 3HJ – erection of railings without planning permission.**

and

- 5.1.2 1 Connaught Avenue, IG10 4DP – Day Nursery: Change of Use**

The information provided by Epping Forest District Council on the above enforcement matters was NOTED by the Committee.

Mark Squire
TOWN CLERK
15 February 2021