



**139.2 Town and Country Planning Act 1990 – SAC Cases Now Progressing**  
**139.2.1 EPF/2928/20 – 2 The Uplands, Loughton, IG10 1NH. Proposal: Demolition of existing garage structure. Erection of two semi-detached 2 bedroom (3 person) dwellings to rear of retained host dwelling – Min no 1.1 (18/1/2021)**

The Committee NOTED the contents of 16 letters of objection.

A member of the public with an interest in this item addressed the meeting.

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

*“The Committee OBJECTED to this application on the grounds that this was an overdevelopment of the site, garden grabbing. It would be out of keeping with the street scene of mainly detached houses on large plots.*

*The development of a large part of the garden would affect the amenity of the host property with an outlook onto a 2-storey blank wall. It would also reduce the size of the amenity space of the host property that would be out of proportion to the size of the house.*

*The proposal would have a detrimental effect on the amenity of residents in neighbouring properties, particularly at 4 The Uplands and those in Uplands Court. It would also exacerbate the existing parking problems experienced by residents in this part of The Uplands, with the proposal resulting in the loss of existing on street parking.*

*All the mature trees and planting that existed at this property have been removed by the new owner. This has negatively impacted the visual amenity of neighbouring properties and ruined the street scene. Furthermore, it has resulted in multiple habitats for insects, birds and wildlife being destroyed. Set so close to the forest, this green corner used to shelter wildlife. Now it is all barren.”*

Members added that they were appalled by the destruction of the whole garden at this property in order to facilitate this proposal. Further, they expressed strong concerns that the proposal would cause/exacerbate flooding. This follows recent occasions of flooding in this location and commencing at the rear of the host dwelling.

Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the extra burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

Members drew the Planning Officer's attention to the submitted comments of the Conservators of Epping Forest which are highly critical regarding the effect this proposal would have on the SAC.

**139.2.2 EPF/0212/21 – 10 Barncroft Green, Loughton, IG10 3ET.  
Proposal: Proposed new dwelling and alterations to fenestration on existing house – Min no 1.1 (01/03/2021)**

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

*“The Committee NOTED the contents of a letter of objection.*

*The Committee OBJECTED to this application on the grounds that the proposed building was right up to the boundary thus the roof and guttering would overhang the neighbour's property. It was an overdevelopment of the site.*

*The additional house would block the open aspect at the end of this row of houses and be detrimental to the street scene.”*

Further, Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the extra burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

The committee also, noted that using London building standards, as a benchmark of suitability for this planning application for a property situated in Loughton, Essex is not relevant.

**PL140 Public Health Act 1925 Street Naming and Numbering: New Development x285 residential properties at former playing fields, Epping Forest College, Loughton. EPF/0379/20**

The Committee considered the options proposed for this development had no relevance to the site or locality and there was no meaningful connection to the community and residents. Members suggested appropriate names for this site would be Luctons Fields or Luctons Close. A neighbouring road bordering the site is Ladyfields - so Luctons Fields ties in well with this.

As well School House Fields, School House Lane, and School Fields were suggested, As the site is the Lucton Girls School field, these names all have relevance and familiarity that makes it part of the locality rather than totally alien.

**PL141 Epping Forest District Council Sustainability Guidance and Checklist Volume 3: Extensions and Refurbishments**

Members agreed that as comments were not required on this consultation until 21 February 2022, to defer this matter until a later meeting.

**PL142 Planning Applications**

The following planning applications were CONSIDERED, and the plans inspected.

**142.1 Application No:** EPF/2460/21

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Ewart Ross

**Planning File No:** 025175

**Location:** Rye house, 1A Eleven Acre Rise, Loughton, IG101AN  
**Proposal:** Proposed erection of a front fence & gate (under 7 metres tall).

The Committee OBJECTED to this application stating that the 1.9m height of this proposal was too high and along with the design and grey colour too imposing. It would be overbearing, dominating the street scene and out of character with this part of Eleven Acre Rise.

**Application No:** EPF/2502/21  
**Officer:** Robin Hellier  
**Applicant Name:** Mr Joe Hall  
**Planning File No:** 020478  
**Location:** 6 The Fountains, Loughton, IG10 4RZ  
**Proposal:** TPO/EPF/04/98  
T1 & T2: 2 x Poplars - Repollard, 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/2582/21  
**Officer:** Zara Seelig  
**Applicant Name:** Mrs Samantha Gell  
**Planning File No:** 012456  
**Location:** 10 Pump Hill, Loughton, IG10 1RU  
**Proposal:** Proposed work to be carried out on the front & back garden, paths, hard surfaces, fencing, gates & general tidying up of plot.

The committee OBJECTED to this application on the grounds that because of the elevated position held by this property, the height of the proposed gates would dominate and negatively affect both the street scene and visual amenity of neighbours.

The Committee believed that this proposal would have a devastating impact on the open rural aspect of this part of Pump Hill and the York Hill Conservation Area in which it is situated.

Also, the Committee regarded the use of building materials such as Gabion cages was out of keeping with this period property and the York Hill Conservation Area. Therefore, materials and finishes which are more historically in keeping would be preferred.

**Application No:** EPF/2631/21  
**Officer:** Sukhvinder Dhadwar  
**Applicant Name:** Mr Lee Robinson  
**Planning File No:** 023848  
**Location:** 42 Sedley Rise, Loughton, IG10 1LT  
**Proposal:** Proposed removal of garage gates from side driveway, create a side extension on the side of the house level with the front elevation, joining at the rear with the existing side extension.

The Committee NOTED the contents of a letter of concern regarding this application.

The Committee OBJECTED to this application on the grounds that the plans submitted were inconsistent regarding the proposed roof to the side extension.

Members requested that the Planning Officer seeks more accurate drawings from the applicant in order to properly consider this proposal.

**Application No:** EPF/2689/21

**Officer:** Alastair Prince

**Applicant Name:** Carly Elliott

**Planning File No:** 031445

**Location:** 17 Habgood Road, Loughton, IG10 1HF

**Proposal:** Demolition of existing conservatory and construction of a single-storey rear extension.

The Committee NOTED the contents of a letter of objection regarding this application.

The Committee OBJECTED to this application on the grounds that the proposal would be overbearing on the neighbour, affecting their visual amenity and light.

**Application No:** EPF/3071/21

**Officer:** Zara Seelig

**Applicant Name:** Mr & Mrs Noonan

**Planning File No:** 031415

**Location:** 58 Southern Drive, Loughton, IG10 3BX

**Proposal:** Proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/3144/21

**Officer:** Muhammad Rahman

**Applicant Name:** Ademiluyi Ao

**Planning File No:** 031438

**Location:** 19 The Hawthorns, Loughton, IG10 3QT

**Proposal:** Single story rear extension 3.4m deep and new side windows

The Committee had NO OBJECTION to this application. However, members requested that should the local planning authority be minded to approve this application that a condition be imposed that the extension remain ancillary to the main dwelling.

Cllr Kauffman apologised that he had not previously noticed the following application. He declared a non-pecuniary interest in this planning application, as he knew the applicant.

**Application No:** EPF/3145/21

**Officer:** Caroline Brown

**Applicant Name:** Chigwell Real Estate Ltd

**Planning File No:** 031351

**Location:** 1 Trevelyan Gardens, Goldings Hill, Loughton, IG10 2FB

**Proposal:** Extension to the front of the property at the ground and first floor (ref: EPF/2447/21).

The Committee OBJECTED to this application on the grounds that the development was situated in a sensitive area next to the Potato Ground allotment and Stony Path. The proposal was garden grabbing and an overdevelopment of the plot, this would result in the removal of the existing and expected amenity space, for a dwelling of this size and bulk.

**Application No:** EPF/3202/21

**Officer:** Kie Farrell

**Applicant Name:** Mr Ramazan Jakupi

**Planning File No:** 031246

**Location:** 71 Deepdene Road, Loughton, IG10 3PH

**Proposal:** Demolition of existing prefab house and replacement of a new traditional energy efficient dwelling.

The Committee NOTED the contents of a letter of objection regarding this application.

The Committee OBJECTED to this application on the grounds that the height and bulk of the first-floor rear extension would be detrimental to the rear townscape and roofline in Deepdene Road and set an unwelcome precedent. The proposed material (yellow brick) was out of character with the remainder of this part of the road.

An improved design was required. The configuration would not fit in. The extension accommodating bedroom four should be removed from the proposal, which would make the development acceptable.

There was insufficient daylight in the centre of the ground floor and by omitting bedroom four for a rooflight would help resolve this issue by allowing for more natural daylight.

Although not a planning consideration the circulation space in the entrance lobby and the ground floor WC were not Part M compliant of the building regulations. Members suggested the Planning Officer may wish to alert the applicant to this.

**Application No:** EPF/3239/21

**Officer:** Muhammad Rahman

**Applicant Name:** Mr Serdar Demir

**Planning File No:** 010500

**Location:** Units 1 and 2, 258 High Road, Loughton, IG10 1RB

**Proposal:** Retrospective application for the erection of an extract flue duct on the rear elevation.

The Committee NOTED the contents of a letter of concern regarding this application.

Members deplored the retrospective nature of this application.

The Committee had NO OBJECTION to this application. However, members requested that should the local planning authority be minded to approve this proposal that a condition be imposed for the flue to be painted in a dark matt colour and permanently maintained in that colour in perpetuity, in order to improve the visual aspect.

**Application No:** EPF/3276/21

**Officer:** Zara Seelig

**Applicant Name:** Mr Ed Delaney

**Planning File No:** 016946

**Location:** 27 Roundmead Avenue, Loughton, IG10 1QA

**Proposal:** Proposed scheme consists of: A subservient two storey side extension with set back & set down roofline, single storey rear extension, loft conversion within the roof shape (ref: EPF/1657/21 & EPF/2450/21).

The Committee had NO OBJECTION to this application.

**Application No:** EPF/3283/21

**Officer:** Caroline Brown

**Applicant Name:** Mr Dane Sparke

**Planning File No:** 013497

**Location:** Mindrum, Nursery Road, Loughton, IG10 4EA

**Proposal:** Demolition of the existing conservatory, replace with single storey rear extension with minor actions to dormer windows.

The Committee OBJECTED to this application on the grounds that it was out of keeping and quite brutal in design. The proposal was not sympathetic to the existing building style, and not subservient to the main dwelling. It was overbearing and too dominant.

**Application No:** EPF/0018/22

**Officer:** Robin Hellier

**Applicant Name:** Peter Moore

**Planning File No:** 026324

**Location:** 47 Hillcrest Road, Loughton, IG10 4QH

**Proposal:** TPO/EPF/10/21

T1: Oak - Crown reduce by up to 3m, 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.

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

The Committee NOTED the following applications:

**Application No:** EPF/2580/21

**Officer:** Zara Seelig

**Applicant Name:** Mrs Samantha Gell

**Planning File No:** 012456

**Location:** 10 Pump Hill, Loughton, IG10 1RU

**Proposal:** Application for a Lawful Development certificate for a proposed swimming pool & a pool house.

**\*\*The Committee OBJECTED to this application on the grounds that this dwelling lies within the York Hill Conservation Area. Members believed therefore that a full planning application was required for this proposal.**

**The Committee considered the proposal would have a detrimental effect on the neighbours being so close to the boundary.\*\***

**Application No:** EPF/2776/21

**Officer:** Zara Seelig

**Applicant Name:** Mr Gareth Bebb-Sier  
**Planning File No:** 031446  
**Location:** 8 Avondale Drive, Loughton, IG10 3BZ  
**Proposal:** Application for a Lawful Development certificate for a proposed rebuild of a porch, which includes extending it by 0.7m.

**Application No:** EPF/3223/21  
**Officer:** Alastair Prince  
**Applicant Name:** Luke Roberts  
**Planning File No:** 031437  
**Location:** 76 Colebrook Lane, Loughton, IG10 2HN  
**Proposal:** Application for a Lawful Development certificate for a proposed rear extension with pitched roof.

**Application No:** EPF/3263/21  
**Officer:** Muhammad Rahman  
**Applicant Name:** Tanya Pasichnyk  
**Planning File No:** 026203  
**Location:** 47 Tycehurst Hill, Loughton, IG10 1BZ  
**Proposal:** Application for a Lawful Development certificate for a proposed garage conversion, front facade alteration, floor plan redesign and all associated works.

**Application No:** EPF/3289/21  
**Officer:** Alastair Prince  
**Applicant Name:** Mrs Michelle Woodland  
**Planning File No:** 031444  
**Location:** 6 Westfield, Loughton, IG10 4EB  
**Proposal:** Application for a Lawful Development certificate for a proposed loft extension.

**Application No:** EPF/3299/21  
**Officer:** Zara Seelig  
**Applicant Name:** Mr Bobby Nagpal  
**Planning File No:** 002367  
**Location:** Strathallan, 20 Clays Lane, Loughton, IG10 2RZ  
**Proposal:** Application for a Lawful Development certificate for a proposed conversion of roof space to habitable, including two side elevation dormers with side facing windows, plus a rear dormer with two Juliette style balconies; five front rooflights; and alterations to first floor rear windows and removal of side chimney.  
Development) [sic]

- 142.3 Others – provided for information only: EPF/0003/22, EPF/0008/22, EPF/0019/22, and EPF/0042/22**  
The Committee NOTED the information received from Epping Forest District Council.

**PL143 Decisions**

The Planning Decisions for December 2021 from Epping Forest District Council were NOTED.

**PL144 Licensing Applications**

No licensing applications had come to the attention of officers.



**PL145 Enforcement and Compliance**

No reports had been received.

**Signed:** .....

**Date:** 7 February 2022