

LOUGHTON TOWN COUNCIL
PLANNING AND LICENSING COMMITTEE

**MEETING 12 SEPTEMBER 2022 – CANCELLED
FOLLOWING THE DEATH OF HM QUEEN ELIZABETH II**

COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY

Committee Members:

Councillors: C Davies (in the Chair)

W Kauffman K Rainbow J Riley
B Cohen as substitute for P Abraham
M Stubbings as substitute for S Murphy

Officers: Jonathon Glynn (Finance Officer – Acting Planning Committee Clerk)

1 Apologies for Absence

Apologies for absence were received from Cllrs Abraham, Murphy and Wiskin. Cllrs Cohen and Stubbings had been nominated as substitutes for Cllrs Abraham & Murphy respectively.

2 Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning applications: EPF/1445/22 - 55 Algers Road; EPF/1478/22 - 16 Station Road; EPF/1822/22 - 13-15a Alderton Hill; EPF/1847/22 - 10 Lower Alderton Hall Lane; EPF/1848/22 - 6 Lower Alderton Hall Lane; EPF/1851/22 - 155 Forest Road, Loughton, owing to comments received from the LRA Plans Group.

3 Matters for Report

There were no Matters for Report.

4 Planning Applications

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

4.1 Application No: EPF/1188/22

Officer: Rhian Thorley

Location: 66 Newmans Lane, Loughton, IG10 1TH

Proposal: Proposed one storey rear, side extension & a new porch.

The Committee OBJECTED to this application on the grounds that the proposed new porch is too large and out of keeping with neighbouring properties. It was out of keeping with the street scene.

The side extension is too high in comparison to the existing and building onto the boundary, which will have a negative impact on neighbours.

Application No: EPF/1445/22

Officer: Sukhvinder Dhadwar

Location: 55 Algers Road, Loughton, IG10 4ND

Proposal: 2 x two storey studio houses on unused side garden area adjacent to existing house.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it is an inappropriate overdevelopment of the site and garden grabbing.

This development will result in a negative impact on the street scene, visual amenity, and outlook of the neighbouring properties, and will cause a loss of symmetry with the existing property and adjoining semi-detached house next door.

The application proposes two additional dwellings which will mean more car pollution and subsequent impact on the air quality to the SAC. 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.

Application No: EPF/1478/22

Officer: Ian Ansell

Location: 16 Station Road, Loughton, IG10 4NX

Proposal: Proposed replacement dwelling.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that by nature of its excessive height and bulk the proposed dwelling will sit uncomfortably on the plot, be out of character with this part of Station Road, dominating and being overbearing to the neighbouring properties. It should be set well back from both side boundaries.

Application No: EPF/1565/22

Officer: Loredana Ciavucco

Location: 79 Whitehills Road, Loughton, IG10 1TU

Proposal: Hip to gable loft conversion with rear dormer and side enclosure for proposed staircase.

The Committee had NO OBJECTION to this application.

Application No: EPF/1721/22

Officer: Loredana Ciavucco

Location: 4 Chigwell Lane, Loughton, IG10 3RW

Proposal: Side to front single storey extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1728/22

Officer: Marie-Claire Tovey

Location: 16 Stanmore Way, Loughton, IG10 2SA

Proposal: Part demolition of existing building. Two storey front, side and rear extensions. Conversion of part of garage to habitable space. Alterations to roof including raising height and adding loft rooms. Rear roof

terrace. Twelve roof windows. Photovoltaic roof panels. Alterations to fenestrations. Part removal of chimney.

The Committee OBJECTED to this application on the grounds that the raising of the roof height would be incongruous and out of keeping with that of neighbouring properties. The proposal would have a dominant and negative effect on the street scene.

The rear balcony would cause overlooking and affect the amenity of the neighbours by loss of privacy and the enjoyment of their garden.

The proposed further bedroom in this application would further place extra stress on the EF SAC. 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 urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

Application No: EPF/1816/22

Officer: Ian Ansell

Location: 30 Stanmore Way, Loughton, IG10 2SA

Proposal: Replacement of existing roof to the stables/barn with a new tiled solar panelled roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/1822/22

Officer: Sukhvinder Dhadwar

Location: 13-15a Alderton Hill, Loughton, IG10 3JD

Proposal: Proposed demolition of existing buildings at nos. 13, 15 and 15a, Alderton Hill, and the erection of linked blocks of elderly persons' apartments, with integrated care facilities (Use Class C2) with supporting amenity facilities, landscaping, car and cycle parking and all associated ancillary works & structures.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the bulk, height, and amount of garden grabbing that this development proposes is unacceptable and will impact harmfully on the character and appearance of the street scene.

Alderton Hill is characterised by large two or three-storey single-occupation houses with large gardens. The Committee consider that this development would constitute an incongruous form that will be detrimental to the character of the area with stark monolithic three or four storeys facing Alderton Hill and up to six storeys at the rear.

A significant increase in vehicular movement will lead to increased car pollution and a subsequent impact on the air quality to the SAC. 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 urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

Application No: EPF/1843/22

Officer: Mohinder Bagry

Location: 53 The Uplands, Loughton, IG10 1NQ

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1847/22

Officer: Marie-Claire Tovey

Location: 10 Lower Alderton Hall Lane, Loughton, IG10 3LW

Proposal: Prior approval for an additional storey at roof level comprising a1 x self contained flat (Class C3) with external staircase and associated works.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the development will be out of keeping with the street scene and surrounding properties in this block. The roof extension will be extremely harmful to the terrace of buildings and break up a uniform roof line.

The spiral staircase will dominate the rear of Lower Alderton Hall Lane to the detriment of the townscape and uniformity of the houses.

Application No: EPF/1848/22

Officer: Marie-Claire Tovey

Location: 6 Lower Alderton Hall Lane, Loughton, IG10 3LW

Proposal: Prior approval for an additional storey at roof level comprising a1 x self contained flat (Class C3) with external staircase and associated works.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the development will be out of keeping with the street scene and surrounding properties in this block. The roof extension will be extremely harmful to the terrace of buildings and break up a uniform roof line.

The spiral staircase will dominate the rear of Lower Alderton Hall Lane to the detriment of the townscape and uniformity of the houses.

Application No: EPF/1851/22

Officer: Loredana Ciavucco

Location: 155 Forest Road, Loughton, IG10 1EF

Proposal: Demolition of existing rear extension. New side infill extension and part 2 storey part 1 storey rear extension. New dormer extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the existing closet wing reads as a matching pair with 153 Forest Road; its loss

would be detrimental to the character of the area. The proposed ground floor extension and first floor extension is also out of character with No 153 and this part of Forest Road. The roofs could be used as terraces and lead to overlooking to the adjacent properties.

Application No: EPF/1854/22

Officer: Ian Ansell

Location: Debden Park High School, Willingale Road, Loughton, IG10 2BQ

Proposal: Variation of condition 2 'Plan nos' on EPF/0329/22 (Proposed re-location of the boilers from the plant room to the identified location inside the outbuilding. The existing outbuilding will be utilized to accommodate 3 boiler units due to a lack of space in the plant room to provide adequate repairs to the boilers).

The Committee had NO OBJECTION to this application.

Application No: EPF/1865/22

Officer: Muhammad Rahman

Location: 46 Spring Grove, Loughton, IG10 4QD

Proposal: Application for Variation of Conditions 2, 4 & 5 for EPF/2762/21. (Design amendments of a further 0.95m deep single-storey rear extension to the consented 3.65m rear extension, altering the consented pitch roof dormer window opened at the floor level to a flat roof dormer window openable at 0.8m above the floor level, adding two roof lights and three skylights onto the top of the mono pitched roof and erection of privacy screen at both ends of the patio area to be made to the already consented extension at 46 Spring Grove, Loughton, IG10 4QD).

The Committee OBJECTED to this application on the grounds that the oversize box dormer and loft window will affecting amenity of neighbour by overlooking.

The proposed patio will create a 'wall of glass' and result in an unacceptable amount of light pollution.

Application No: EPF/1881/22

Officer: Muhammad Rahman

Location: 26 Newnham Close, Loughton, IG10 4JG

Proposal: Proposed ground floor rear extension, first floor side extension and loft conversion with dormer and juliet balcony to rear. (Renewal of Reference No: EPF/1175/18)

The Committee had NO OBJECTION to this application.

Application No: EPF/1891/22

Officer: Ian Ansell

Location: 30 Stanmore Way, Loughton, IG10 2SA

Proposal: Demolish existing side extension. New single storey side extension for enlarged garage and new flat roof front canopy with a flat roof.

The Committee OBJECTED to this application on the grounds that the extension will be building onto the boundary, being too close to neighbours and resulting in terracing. This proposal is moving at least 1m forward of the existing building.

Application No: EPF/1928/22

Officer: Robin Hellier

Location: 6 Cleves Close, Loughton, IG10 3NN

Proposal: TPO/EPF/02/93 (Ref: T20)

T1 & T2: 2 x Oak - Crown reduce by up to 2.5m, as specified.

Light Access

General Maintenance

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.

4.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1667/22

Officer: Muhammad Rahman

Location: 51 High Road, Loughton, IG10 4JE

Proposal: Certificate of lawful Development for proposed two storey rear extension and new rear roof dormer.

Application No: EPF/1838/22

Officer: Rhian Thorley

Location: 68 Queens Road, Loughton, IG10 1RS

Proposal: Certificate of Lawful Development for hip to gable loft conversion with four skylights in front roof slope

Application No: EPF/1884/22

Officer: Marie-Claire Tovey

Location: Bank Of England Printing Works, Langston Road, Loughton, IG10 3TN

Proposal: Application for a Lawful Development certificate for a proposed installation of x 3 new entrance turnstiles & a pedestrian pinch point within the secure vehicle entrance.

Application No: EPF/1886/22

Officer: Mohinder Bagry

Location: 2 Ripley View, Loughton, IG10 2PB

Proposal: Certificate of Lawful Development for proposed new 'in the ground' swimming pool and pool house.

4.3 Others – provided for information only: EPF/1845/22 and EPF/1965/22

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

5 Decisions

No decision notices have been received.

6 Licensing Applications

No licensing applications had come to the attention of officers.

- 7 Enforcement and Compliance**
 - 7.1** No reports had been received.

Signed:
Date: 26 September 2022