

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 17 April 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham W Kauffman S Murphy
J Riley G Wiskin

Also present:

Officers: Debra Paris (Planning Committee Clerk)

1 Member of the public

PL398 Apologies for Absence

Apologies for absence had been received from Cllr Rainbow for this meeting.

PL399 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications:
EPF/2846/22 – 3 Ashley Grove Staples Road; EPF/0573/23 – 43 Alderton Hill
EPF/0630/23 – 39 The Drive; and EPF0699/23 – Corner Garth Nursery Road, owing to comments received from the Loughton Residents Association Plans Group.

PL400 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 3 April 2023 were CONFIRMED as a correct record and signed by the Chairman.

PL401 Matters for Report

401.1 Planning Re-consultation

**401.1.1 EPF/0015/23 – 33 Tycehurst Hill, Loughton, IG10 1BX.
Proposal: Rear extension to the first floor, loft conversion,
new side dormer to accommodate stair and WC/shower
room. *AMENDED PLANS* – Min no PL346.1**

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

The Committee had NO OBJECTION to this application.

PL402 Planning Applications

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

402.1 Application No: EPF/2740/22

Officer: Ian Ansell

Location: 65 Alderton Hill, Loughton, IG10 3JD

Proposal: Rear Extension, Side Extension, Loft Conversion and Facade Alterations.

The Committee OBJECTED to this application stating it was overbearing. The proposed roof was too high, the ridge height should be no higher than the uphill neighbour. The design was incongruous and out of keeping, particularly the large window at the front of the property, which would result

in a very negative visual impact on the street scene. The excessive glazing would also result in light pollution.

The double-storey rear extension extended beyond the footprint; this would create a negative impact on the visual amenity causing a loss of amenity for the neighbours.

Further, the increase in the number of bedrooms was contrary to the Special Area of Conservation (SAC) and would result in more car pollution and a subsequent impact on the air quality to the SAC.

Natural England and Loughton Town Council had both advised in their main modifications responses to the Inspector (autumn 2021) that the Local Plan – submission version (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/2846/22

Officer: Mohinder Bagry

Location: 3 Ashley Grove, Staples Road, Loughton, IG10 1HS

Proposal: Single storey front extension.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0320/23

Officer: Mohinder Bagry

Location: 89 Forest Road, Loughton, IG10 1EF

Proposal: Retention of 1st floor windows to front elevation as built:

Amendment to permission for extensions and alterations to convert one dwelling to two dwellings.

Members deplored the retrospective nature of this application. The raising of the roof was incongruous enough, the uneven windows was a step too far.

The Committee OBJECTED to this application on the grounds that it was of poor design and unbalanced. It was out of keeping resulting in a negative impact on the street scene.

Application No: EPF/0490/23

Officer: Rhian Thorley

Location: 25 Ladyfields, Loughton, IG10 3RR

Proposal: The end of terraced house double storey side extension.

The Committee OBJECTED to this application on the basis that it was overbearing, garden grabbing and would be out of keeping with the street scene. The proposal would result in a negative impact on the outlook of the neighbours.

The extension was too large and was trying to create a second property. It was not visually subservient and needed to be much smaller.

Members requested that should the local planning authority be minded to approve this application, that a condition be imposed for the extension to remain ancillary to the main dwelling.

Application No: EPF/0573/23

Officer: Muhammad Rahman

Location: 43 Alderton Hill, Loughton, IG10 3JD

Proposal: Demolition of existing house and construction of new detached dwelling.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that the mansion style design would be detrimental to the visual amenity of the area. The floor to ceiling heights were oversized. The sheer height of the ground and first floors were considerably higher than the neighbouring properties. This would be exacerbated by the oversized vertical fenestration which was out of keeping with the local townscape and would dominate this part of Alderton Hill. The unattractive design was totally out of character, it should blend in with the area, not create an eyesore.

The front gates were also too large, again, more befitting a countryside stately home. The separate building for staff accommodation was unacceptably small and should be attached to the main house.

It is unsustainable to knock down existing buildings and replace them with completely new builds. The existing building represented an enormous investment in carbon and energy already, to simply throw it into the skip was unacceptable.

The additional vehicular movements to remove the entire existing building and replace it with a brand new one would also impact on the EFSAC.

Application No: EPF/0606/23

Officer: Alastair Prince

Location: 56 Spring Grove, Loughton, IG10 4QE

Proposal: Proposed single storey rear extension incorporating hip to gable roof above existing side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0619/23

Officer: Caroline Brown

Location: 23 Queens Road, Loughton, IG10 1RR

Proposal: Erection of outbuilding / garden shed.

The Committee had NO OBJECTION to this application.

Application No: EPF/0630/23

Officer: Rhian Thorley

Location: 39 The Drive, Loughton, IG10 1HB

Proposal: Extension and minor alterations

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that the height and depth of the rear extension was out of keeping with the area and would impact on the amenity of No 41 The Drive.

Members considered this was already a tight plot with insufficient room to extend. The proposal risked spoiling the character of the house and its original features, knocking out the symmetry and negatively impacting the street scene.

Application No: EPF/0639/23

Officer: Loredana Ciavucco

Location: 42 Ollards Grove, Loughton, IG10 4DW

Proposal: Two storey rear extension, front balcony & bin store, replaced windows & doors throughout.

The Committee OBJECTED to this application on the grounds that it was out of keeping resulting in a negative impact on the street scene.

The front balcony would set a precedent. The rear balcony would affect the neighbours' privacy. The large, incongruous side window would also result in light pollution for the neighbour which could not be resolved by using opaque glass.

The excessive glass in the rear of this proposal would cause light pollution, which was of particular concern as this dwelling is near the Forest.

Application No: EPF/0657/23

Officer: Robin Hellier

Location: 6 Connaught Avenue, Loughton, IG10 4DP

Proposal: TPO/EPF/05/12

T1: Cedar - Crown thin, as specified. Reduce selected lateral branches, as specified. Crown lift, 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/0699/23

Officer: Loredana Ciavucco

Location: Corner Garth, Nursery Road, Loughton, IG10 4EF

Proposal: Proposed improvements and extensions.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application due to its mass and bulk. This is a double fronted property, and it should not project forward any further than it currently does onto either road. As such this would be an overdevelopment of the plot and harmful to the townscape of Nursery Road and High View Close.

The development would be out of keeping and very overbearing on the neighbouring property. The proposal created no amenity space for the residents of the new dwelling.

Further, the increase in the number of bedrooms is contrary to the SAC and would result in more 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.

402.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/0620/23

Officer: Muhammad Rahman

Location: 51 Algiers Road, Loughton, IG10 4NF

Proposal: Certificate of lawful development for a proposed replacement window, rear dormer in connection with a loft conversion and side and rear ground floor extensions.

403.3 Others – provided for information only: EPF/0616/23

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

PL404 Decisions

404.1 Decisions by Epping Forest District Council

The Committee NOTED the decision notices for March 2023.

PL405 Licensing Applications

No licensing applications had come to the attention of officers.

PL406 Enforcement and Compliance

406.1 No reports had been received.

Signed:

Date: 2 May 2023