



Life by Design*

**FAO The Appointed
Planning Officer**
Planning Department,
Epping Forest District Council
Civic Offices,
323 High Street,
Epping, CM16 4BZ

Date
6th May 2021

Re. New detached dwelling at 7 Brooklyn Avenue, Loughton full planning application

Dear Sir/Madam,

Following phone call with the duty planning officer on Tuesday 4th of May, the full planning application for a new detached 3 bedroom dwelling in the garden of 7 Brooklyn Avenue is being submitted without a HRA. This was on the officer's advice for two main reasons:

1. This is new procedure at the council and predominately relates to larger developments, rather than windfall sites such as this. There are some improvements to the existing dwelling in the form of an electrical vehicle charging point, permeable hard surfaces, additional insulation and general renovation which will reduce it's associated emissions. The proposed dwelling will also benefit from an electrical vehicle charging point and be build to a high standard to reduce heat loss and may include a solar array if possible.
2. The applicants undertake the council related costs, including internal review of the application with AADT forecasts. The planning officer and I agreed this should be sufficient for the application site in question.

I trust that this now satisfies all submission requirements for Epping at this stage and please do not hesitate to contact me if you have any questions or queries throughout the process.

Yours sincerely,



Director | 101010

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