

Application No: EPF/2032/21

Officer: Muhammad Rahman

Applicant Name: Ms Nimmo

Planning File No: 031338

Location: 3 Shelley Grove, Loughton, IG10 1BY

Proposal: Proposed conversion of existing dwelling into 2 self-contained flats (1x GF flat and 1x FF flat), proposed side extension to replace garage, and proposed widening of crossover.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, stating it was overbearing and out of keeping with the area. Shelley Grove consisted of family housing, to allow them to be converted into flats would set an unwelcome precedent, causing significant harm to the character of the area.

Removing the front garden in its entirety to create 4 parking spaces was deemed excessive and would harm the visual amenity of the street scene. It was important to maintain and protect the green space to prevent water run-off onto the street and potential surface water flooding.

Members considered the journey information report provided to be nonsense. The extra dwelling (and parking spaces) would result in more car pollution and a subsequent impact on the air quality to the SAC. Any additional dwelling that leads to more traffic in the SAC was unacceptable. It would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. The current proposed solution to bring in a Clean Air Zone (CAZ) in 2025 was not guaranteed to happen and in any event would not stop additional cars associated with new dwellings from polluting the SAC before the CAZ was brought into operation.