

Loughton Town Council Planning & Licensing Committee –7 June 2021

Application No: EPF/1306/21

Officer: Muhammad Rahman

Applicant Name: Mr and Mrs Nooitgedacht

Planning File No: 008916

Location: 7 Brooklyn Avenue, Loughton, IG10 1BL

Proposal: Proposed detached 3 bedroom dwelling in an existing side garden.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was garden grabbing and an overdevelopment of the site, leaving both properties with insufficient amenity space. Members commented that this corner added to the visual amenity of the street. The Committee opposes any loss of trees and noted that the proposal would result in the loss of four trees on the site.

The additional dwelling 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 is unacceptable. The flats 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) is not guaranteed to occur and would not stop additional cars associated with new dwellings from polluting the SAC before it was brought in.