
From: Daniel Brandon <daniel.brandon@kmdsgroup.co.uk>
Sent: 12 November 2020 14:15
To: Brendan Meade
Subject: FW: 37 Forest View, Loughton
Attachments: PL-5865_10.pdf; PL-5865_11.pdf; PL-5865_12.pdf; PL-5865_01A.pdf; 201105.Letter to members.docx

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Hi Brendan,

Please find attached some updated drawings please let me know your comments.

I also attach draft letter I need to add some information on the conservatory relationship to the extension and will finish off later this afternoon.

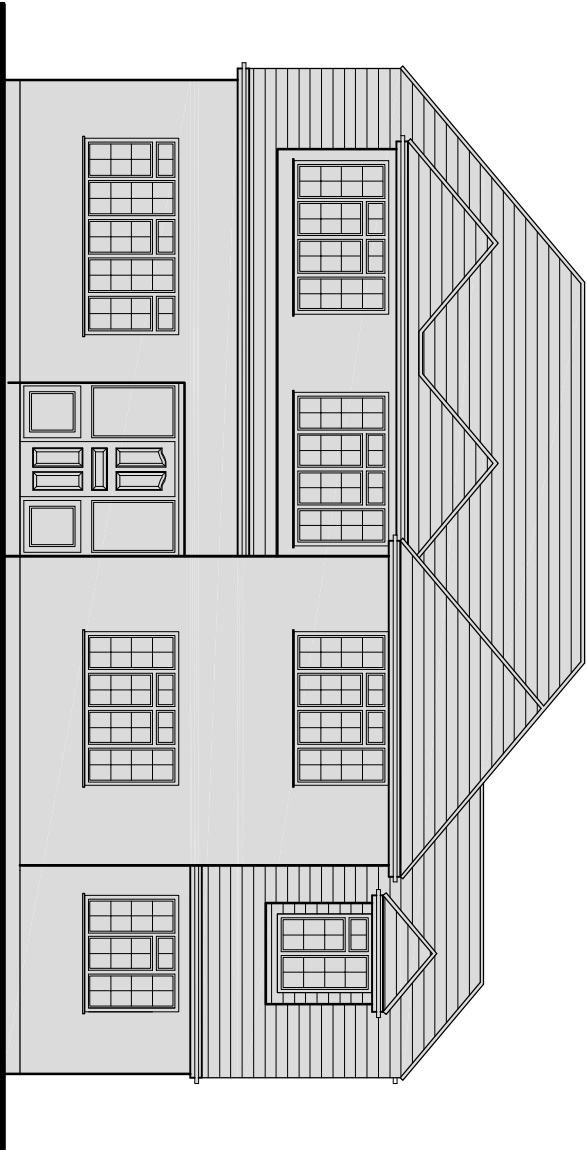
Regards

Daniel

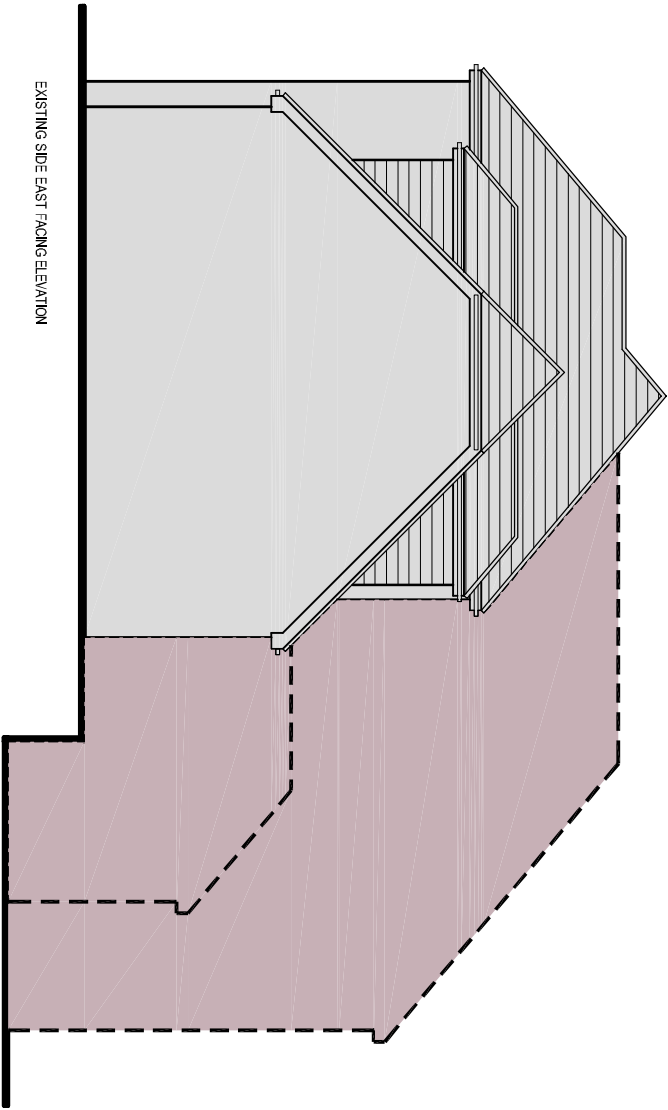


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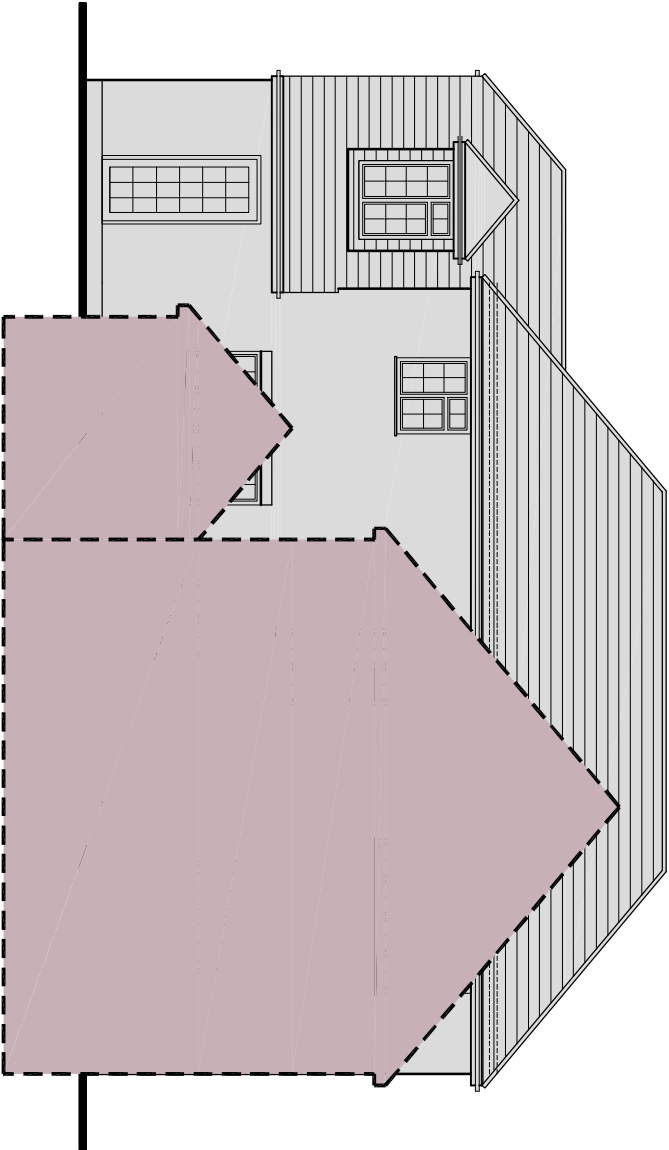
- KEY**
- EXISTING BUILDING
 - IMPLEMENTABLE EXTENSION EPF/0579/03



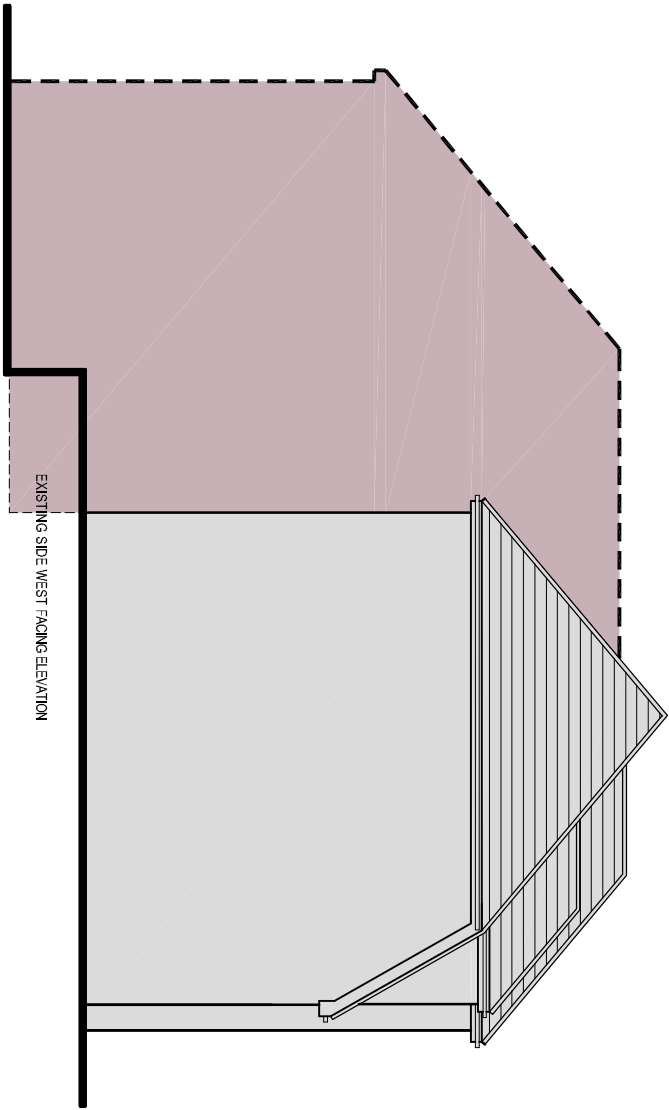
EXISTING FRONT SOUTH FACING ELEVATION



EXISTING SIDE EAST FACING ELEVATION



EXISTING REAR NORTH FACING ELEVATION



EXISTING SIDE WEST FACING ELEVATION

EXISTING ELEVATIONS AGAINST IMPLEMENTABLE EPF/0579/03

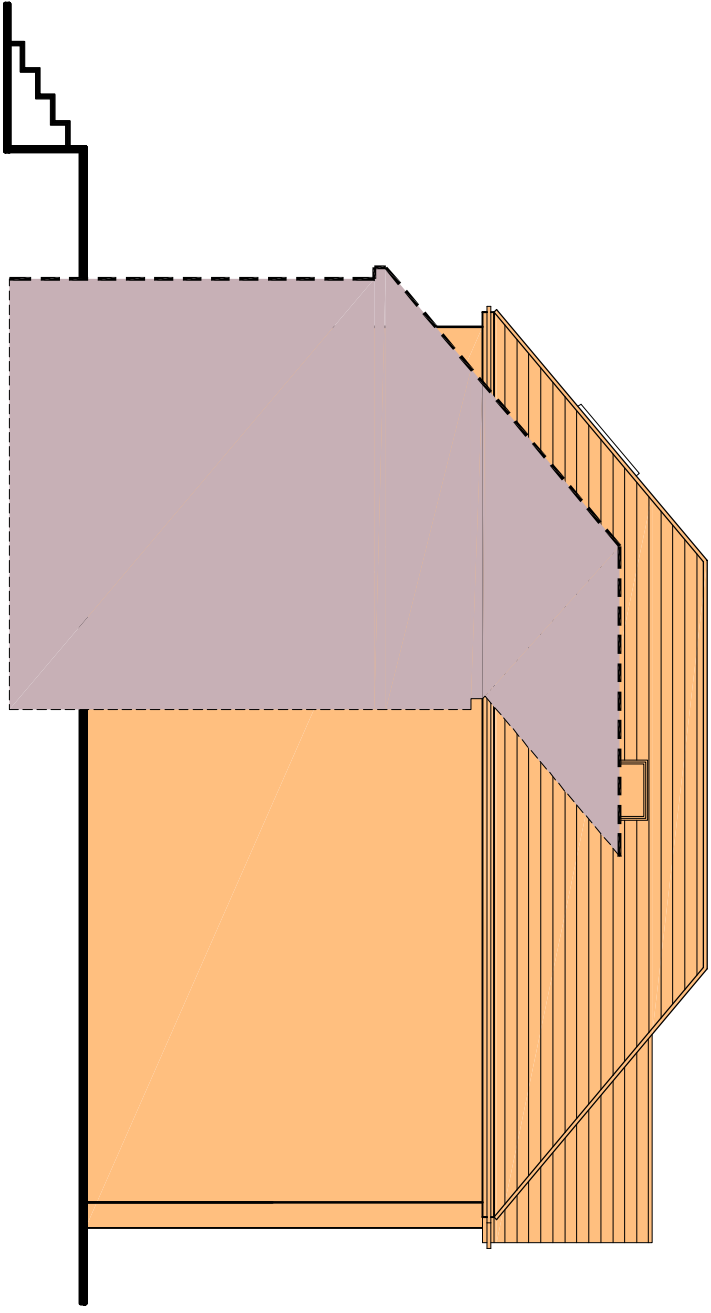
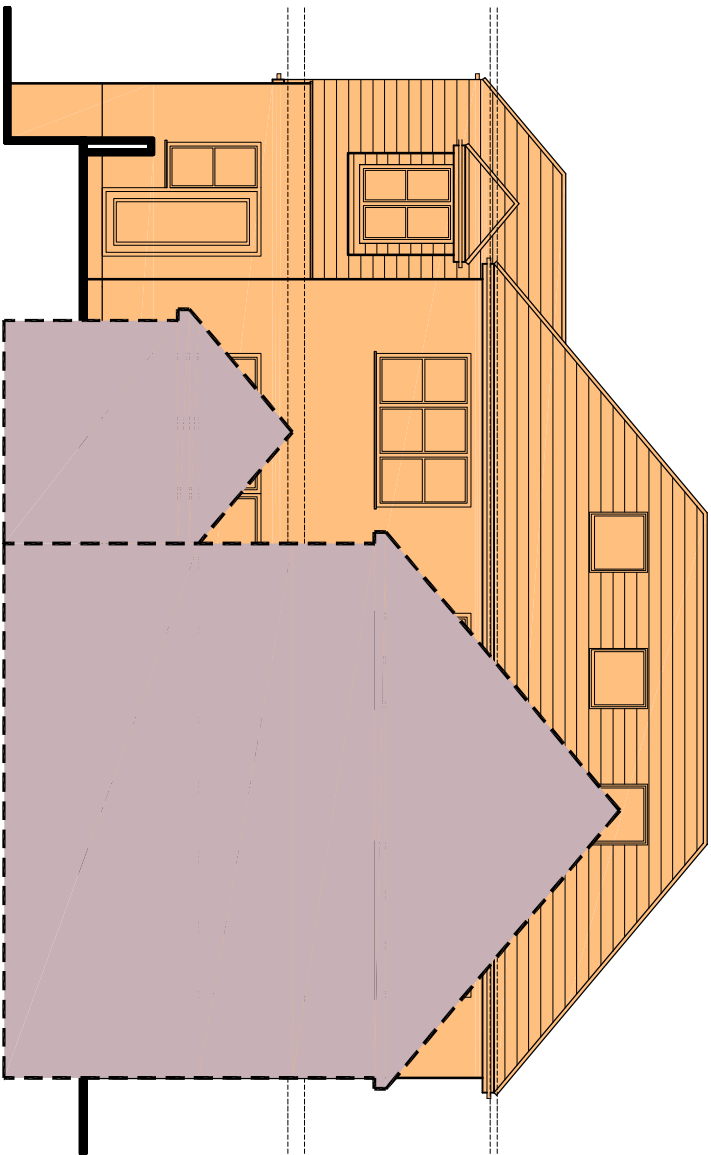
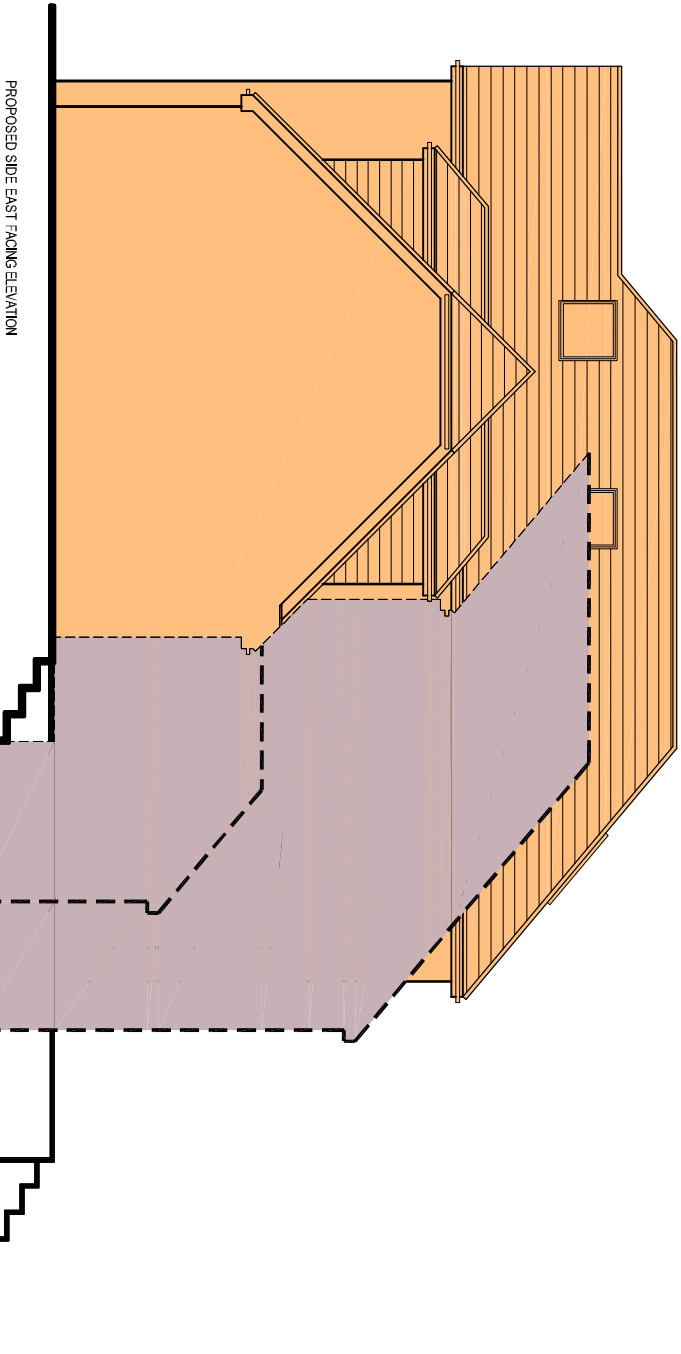
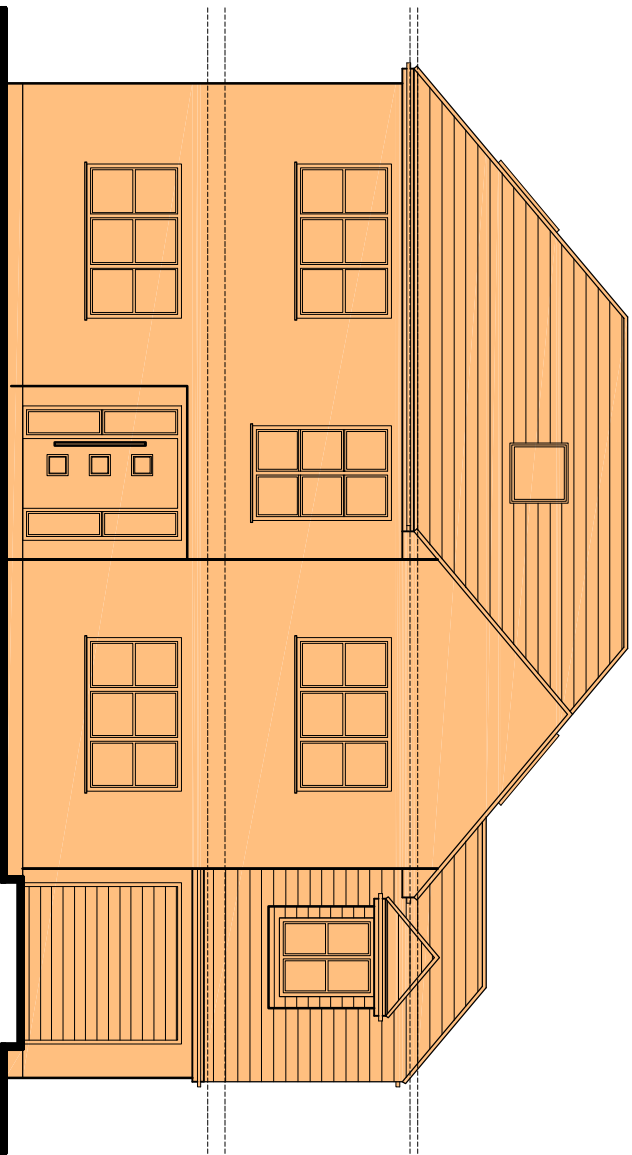
DWG NO: PL-5865_10 - SCALE: 1/100 @A3 - DATE: JUNE 2020

37 FOREST VIEW ROAD, LOUGHTON, ESSEX, IG10 4DX



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- KEY**
- PROPOSED BUILDING
 - IMPLEMENTABLE EXTENSION EPF/0579/03



PROPOSED ELEVATIONS AGAINST IMPLEMENTABLE EPF/0579/03

DWG NO: PL-5865_11 - SCALE: 1/100 @A3 - DATE: JUNE 2020

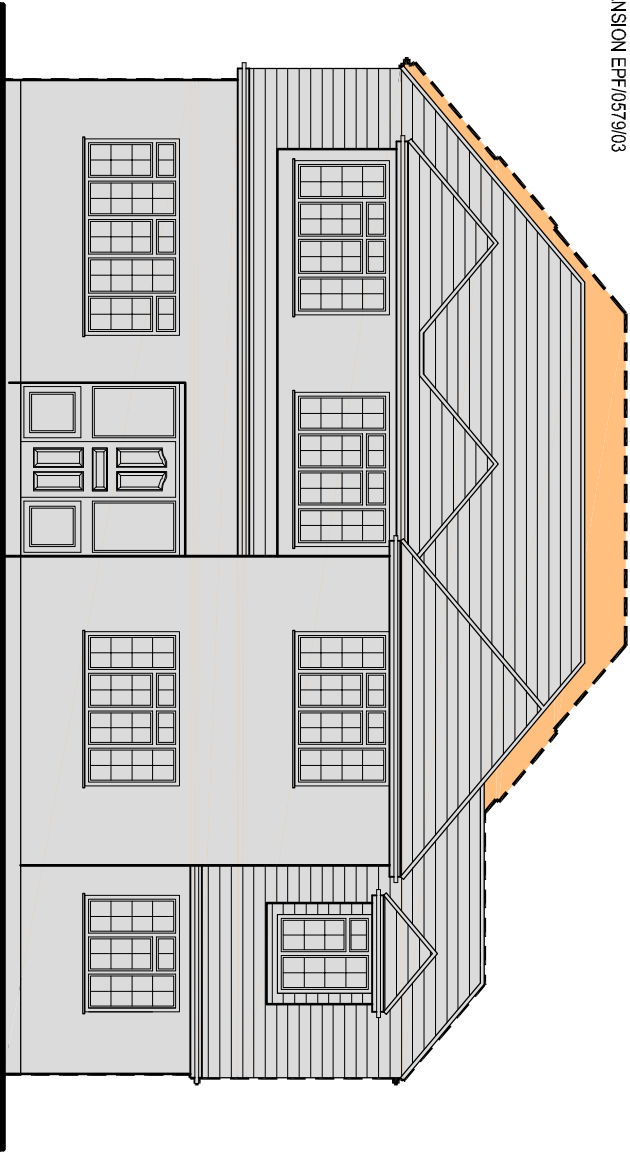
37 FOREST VIEW ROAD, LOUGHTON, ESSEX, IG10 4DX



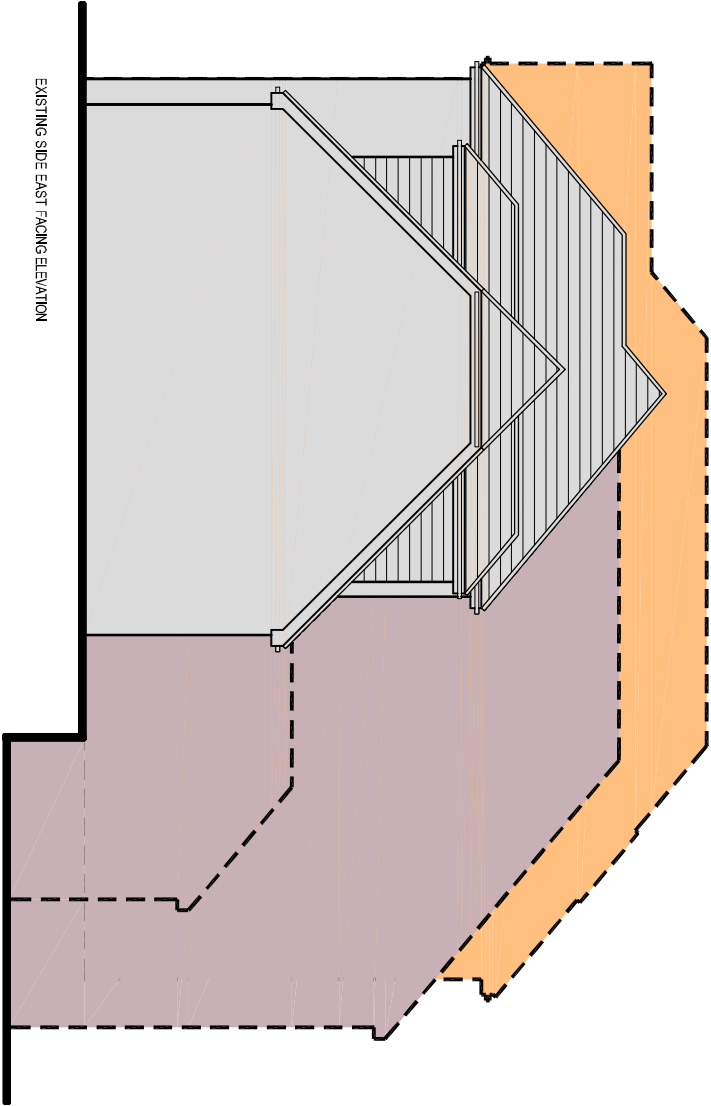
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KEY

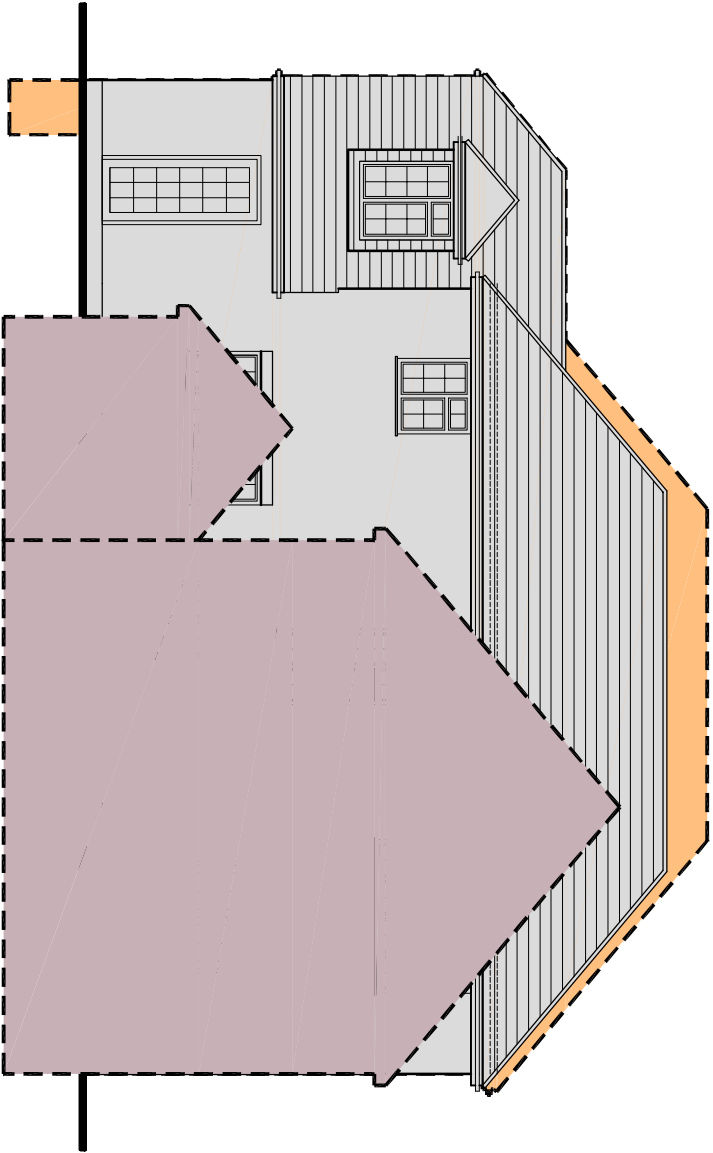
- EXISTING BUILDING
- PROPOSED BUILDING
- IMPLEMENTABLE
EXTENSION EPF/0579/03



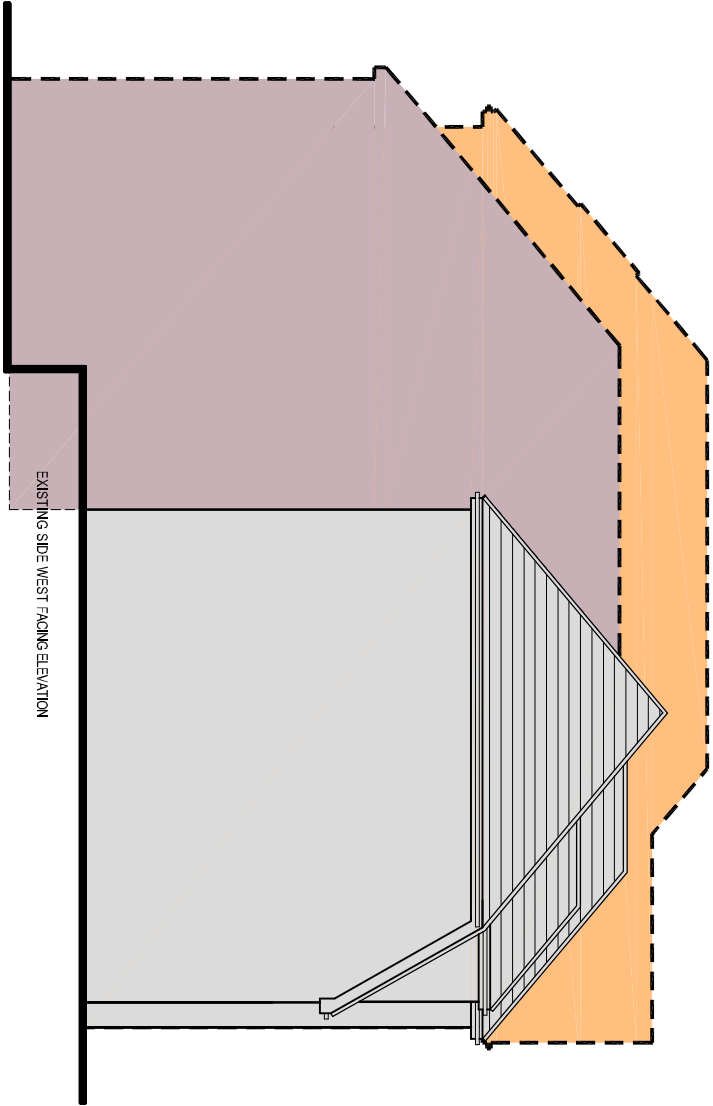
EXISTING FRONT SOUTH FACING ELEVATION



EXISTING SIDE EAST FACING ELEVATION



EXISTING REAR NORTH FACING ELEVATION



EXISTING SIDE WEST FACING ELEVATION

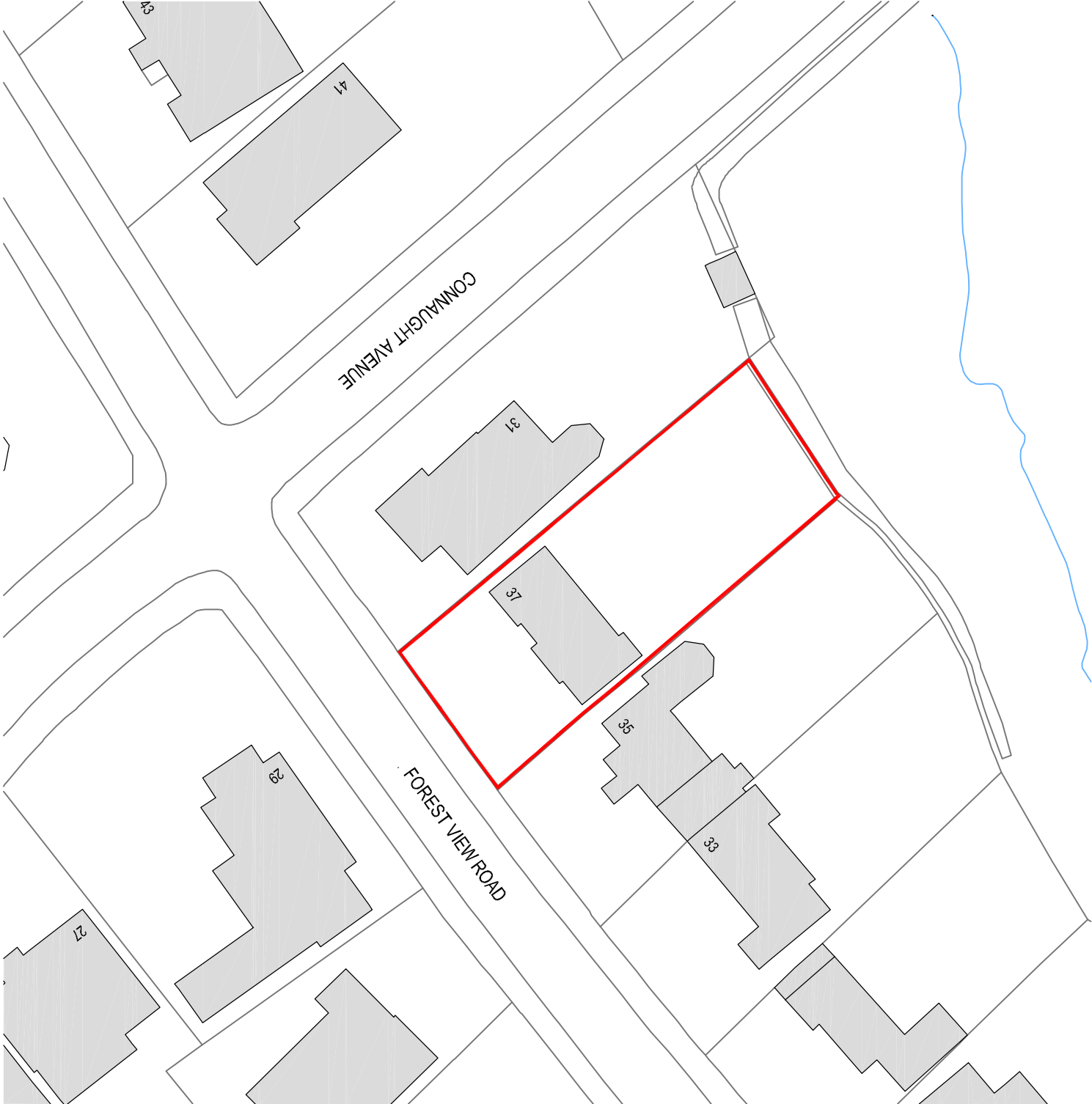
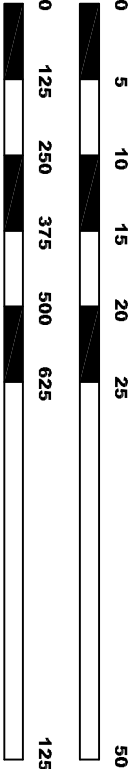
EXISTING & PROPOSED ELEVATIONS AGAINST IMPLEMENTABLE EPF/0579/03

DWG NO: PL-5865_12 - SCALE: 1/100 @A3 - DATE: JUNE 2020

37 FOREST VIEW ROAD, LOUGHTON, ESSEX, IG10 4DX

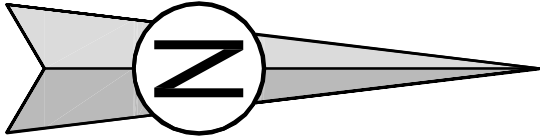


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KEY

BOUNDARY



LOCATION PLAN

DWG NO: PL-5865_01A - SCALE: AS SHOWN @ A3 - DATE: JUNE 2020
37 FOREST VIEW ROAD, LOUGHTON, ESSEX, IG10 4DX

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Dear Council Members,

This application was presented at committee on the 23rd September 2020 where it was voted to be deferred seeking clarity and further information from Epping Forests Legal department on whether planning application EPF/0579/03 for 'The demolition of existing garage, part two storey/part single storey rear extension and two storey side extension' was implementable.

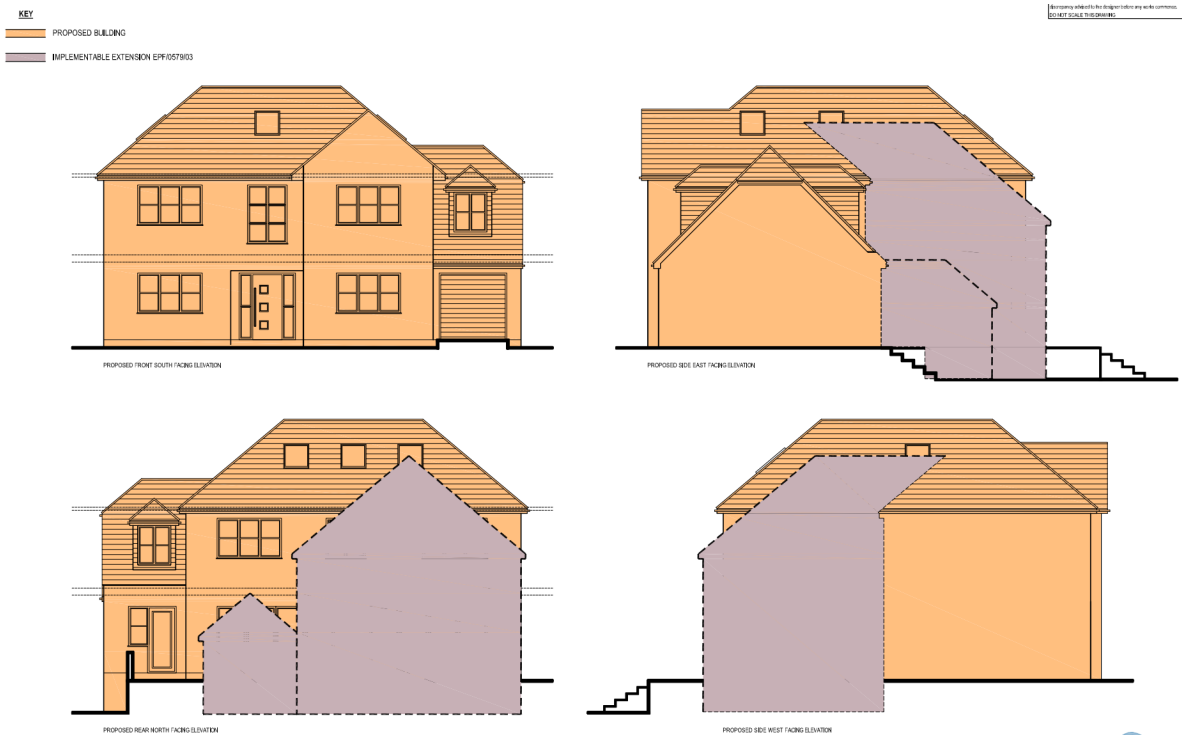
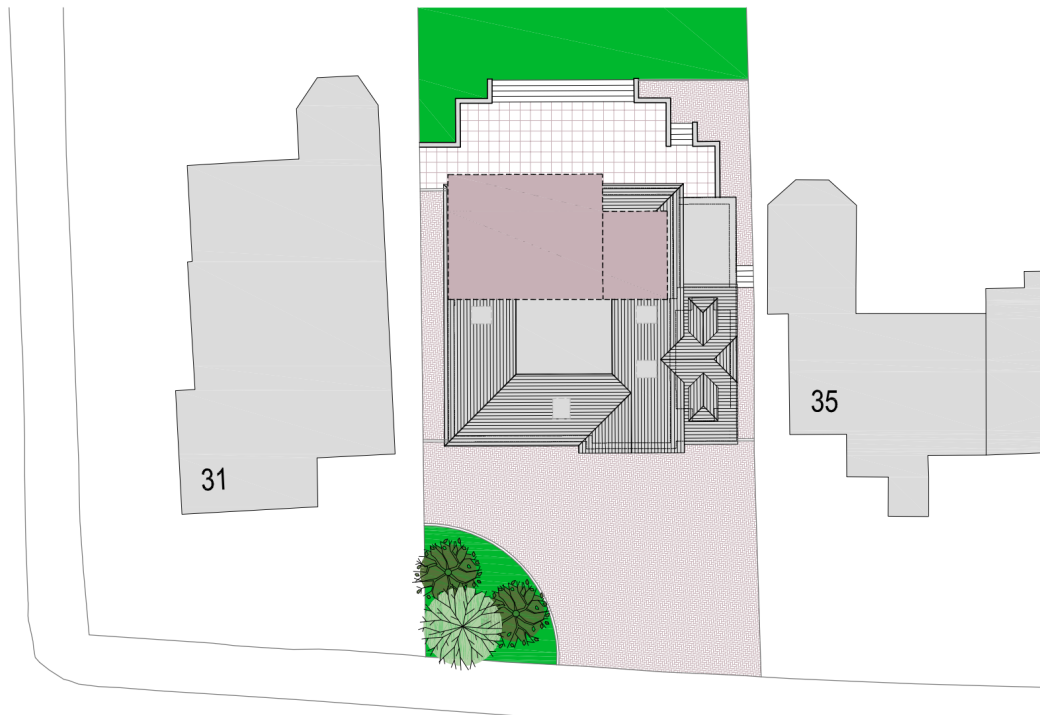
Following discussions and the supply of additional information Epping Forests Legal department replied to us on 29th October 2020 as follows:

'She has advised us that as the amendments to the 2003 application were not undertaken via a formal process the works approved under EPF/0579/03 are still implementable and therefore the consent is live.'

We therefore want you to appreciate the following:

- The proposal has been recommended for APPROVAL by the planning officer.
- The EPF/0579/03 application has now been updated in the officers report.
- The new proposed extension is 700mm smaller in depth than application EPF/0579/03 which remains implementable.
- If prior approval was obtained a larger homes extension up to 8m deep could be erected.

The neighbouring home-owner to the west (31 Connaught Avenue) suggested the building line to be followed. The proposed extension does not extend beyond the building line and does not extend further than application EPF/0579/03 which remains implementable.



If we compare this site (31 Connaught Avenue) to the opposite side of the road (41 Forest View Road) and its relationship with the corner house (39 Forest View Road) they have been allowed to extend into there garden to a depth similar to what we propose.

ATTACH PLANNING DRAWING

The home owner makes reference to the encroachment of privacy. The planning officer has made comments in the officers report and considers the proposal **not** to be unduly dominating, it is considered to be more in keeping with the varying styles in the street scene and it is considered the material upgrades will aesthetically enhance the dwellings façade.