

MP ARCHITECTS LLP

CHARTERED ARCHITECTS

TW/2510

19 October 2021

Planning Department
Epping Forest District Council
Civic Offices
High Street
Epping
Essex
CM16 4BZ

Dear Sir or Madam

83 Tycehurst Hill, Loughton (EPF/1832/21)

Further to the refusal of the above application we now submit our revised application for extensions and alterations at the above property. I attach a copy of our drawings 2510/20 & 21G for your approval as well as images of the existing dwelling. I also attach the validation checklist and a tree report will follow in due course.

The previous application was refused for three reasons.

1. The proposal by reasons of its design, scale, bulk and siting would result in an over intensive level of development with the combined extensions appearing as disproportionate and unsympathetic additions.
2. The proposed rear balcony would result in overlooking.
3. No tree surveys have been submitted.

Points two and three have been answered. We have removed the rear balcony and have shown a window here instead. A tree survey is currently being prepared and this will follow in due course.

The design of the house has changed. In the officers report the planner said that the left hand front two storey extension was acceptable. We have though slightly reduced the depth of this to minimise the impact on the neighbours. The main change to the design is the roof. We have removed the semi-hipped gables to the side and have shown fully hipped roofs. This makes the house much more in keeping with both neighbours which are both fully hipped. This also reduces any overshadowing the new roof would have on the neighbours.

The extensions do not cross any 45-degree site lines from the neighbouring properties. The single storey extensions to the rear are similar to many other properties on this road.

The external swimming pool, patio, and new vehicular entrance gates to the front of site, had no objection against them by the planning officer.



Martyn Pattie Chartered Architect R.I.B.A. Dip. Arch (Oxford) Gulsun Erbas Administrator

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By making the above changes, we believe that we have firstly improved our scheme but also answered the concerns of the planning officer. I trust that you will be able to approve this application, however if you need anything further, please feel free to contact us.

Yours faithfully,



Tom Wiffen ACIAT

Encs

cc Mr & Mrs Wedderburn (by email)