

To: Sukhdeep Jhooti, Development Management
From: Melinda Barham, Trees and Landscape
Date: 2nd January 2020
Your ref:
Our ref: PL/MB/EPF/2948/19



Address - 117 High Road, Loughton

Proposal –Proposed conversion of an existing dwelling to incorporate x3 no. two bedroom flats. Proposed rear extension to the existing property x1 no. two bedroom flats, x1 no. three bedroom flat & x1 no. one bedroom flat. Provision of x6 no. car parking spaces with a disabled bay, cycle & bin stores.

We have a holding objection on this application

Comments –

Whilst the proposal demonstrates that it should be possible to develop without a detrimental impact on the TPO'd trees within the site, we do object to the proposal.

A pre app was undertaken prior to the submission of this application. Within the Councils response the following issues were raised -

- Car parking needs more consideration due to its sustainable location – why is this not a car free development ?
- In retaining this level of car parking, this reduces the ability to provide increased landscaping of the site, and thus fails to improve green infrastructure (policy DM5).

Should revised plans be submitted showing the car parking be removed, and details of proposed green infrastructure enhancements be provided please re-consult.

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