

Application No: EPF/2948/19

Officer: Sukhdeep Jhooti

Applicant Name: Mr Tim Parrey

Planning File No: 003028

Location: 117 High Road, Loughton, IG10 4JA

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.

The Committee noted the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal was an overdevelopment of the site. It was overbearing due to its height and bulk and would be detrimental to the amenity of neighbouring properties in Meadow Road.

The application provided insufficient parking provision which would exacerbate existing problems in Meadow Road, where parking restrictions already applied. The proposed narrow access points in Meadow Road to the parking spaces would create potential danger to users of the highway.

The overdevelopment of the site also failed to allow the ability to provide sufficient landscaping, and thus failed to improve green infrastructure.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

A member of the Committee would not be willing to attend an Area Planning Sub-Committee South meeting, having nothing further to add.