

PLANNING APPLICATIONS LISTED FOR LTC PLANNING COMMITTEE  
MEETING HELD ON 16 MAY 2022

AMENDED PLANS

EPF/2948/19 - 117 High Road, Loughton, Essex, IG10 4JA

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. **\*\* SAC CASE HELD IN ABEYANCE NOW PROGRESSING\*\***. **\*\*Amended plans/descriptions\*\*** – Min PL821

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 would result in a detrimental impact on the street scene, by reason of its height and size, and provide a loss of character to the road.

The reduced number of parking bays, from six to four, would provide inadequate parking for residents and as this is a High Street address, they would be unable to join the Meadow Road Residents Parking Permit Scheme. This would result in an adverse effect on the adjoining street which already suffers from heavy congestion issues.

Further, the increase in the number of bedrooms is contrary to the SAC and would result in more car pollution and a subsequent impact on the air quality to the SAC.

Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.