

MP ARCHITECTS LLP

CHARTERED ARCHITECTS

TW/2135
26 January 2021

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

Dear Sir or Madam,

66 The Plain, Epping, Essex, CM16 6TW – EPF/1111/19

We submit our planning application for the demolition of an existing chalet bungalow and the construction of two pairs of semi-detached houses. I attach copies of our drawings 2135/03, 10C, 11B & 12 for your approval, as well a topographical survey and existing elevations of the chalet bungalow. I also attach a contamination report, ecology survey and bat survey of the site.

This site has previously been subject to this proposal under reference EPF/1111/19 which was refused on the 4th September 2019. This was refused for two reasons, the first being the loss of a chalet bungalow and the second reason due to the appearance and size of the proposed development. We appealed this decision under reference: APP/J1535/W/19/3239786 and this was refused on the 7th January 2020.

It should though be noted that the planning inspector only refused the appeal due to the effect on the Epping Forest Special Area of Conservation (SAC). On page 3 of the inspectors decision he mentions that the proposal would not result in harm of the character and appearance to the area. On page 4 he discusses the loss of the chalet bungalow, and that this would not be against emerging Policy H1 as there are already bedrooms provided at first floor level, and that there are 7 bedrooms in total, and that is unlikely to be appropriate for an ageing population. The inspector stated that the living room could be turned into a bedroom if required.

This therefore leaves the issue of the SAC as the only reason for refusal. We understand that this issue has now been resolved and we therefore submit our scheme for approval.

More information in regard to the design, layout and appearance of the proposal can be found on our Design and Access Statement.

I trust that you will be able to approve this application, however, if you have any queries please feel free to contact us.

Yours Sincerely,

Tom Wiffen ACIAT
Encs
cc: Mr D Robins (by email)



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