

### Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

**Application No:** EPF/2928/20

**Officer:** Muhammad Rahman

**Applicant Name:** Mr Gary Stone

**Planning File No:** 007030

**Location:** 2 The Uplands, Loughton, IG10 1NH

**Proposal:** Demolition of existing garage structure. Erection of two semi-detached 2 bedroom (3 person) dwellings to rear of retained host dwelling. The Committee NOTED the contents of 12 letters of objection.

The Committee OBJECTED to this application on the grounds that this was an overdevelopment of the site, garden grabbing. It would be out of keeping with the street scene of mainly detached houses on large plots.

The development of a large part of the garden would affect the amenity of the host property with an outlook onto a 2 storey blank wall. It would also reduce the size of the amenity space of the host property that would be out of proportion to the size of the house.

The proposal would have a detrimental effect on the amenity of residents in neighbouring properties, particularly at 4 The Uplands and those in Uplands Court. It would also exacerbate the existing parking problems experienced by residents in this part of The Uplands, with the proposal resulting in the loss of existing on street parking.

All the mature trees and planting that existed at this property have been removed by the new owner. This has negatively impacted the visual amenity of neighbouring properties and ruined the street scene. Furthermore, it has resulted in multiple habitats for insects, birds and wildlife being destroyed. Set so close to the forest, this green corner used to shelter wildlife. Now it is all barren.

The proposed development may alone, or in combination with others, impair the Epping Forest SAC by virtue of increased emissions from vehicles at the application site. This development, being very close to the SAC, will be damaging to vegetation near the edge of the Forest. We therefore object; there being no mitigation proposed for the borders of the Forest in the strategy. The LPA cannot be certain that detriment to the SAC will not result from this application; accordingly it must be refused.