

## Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

### Town and Country Planning Act 1990 – SAC Cases Now Progressing

**139.2.1 EPF/2928/20 – 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 – Min no 1.1 (18/1/2021)**

The Committee NOTED the contents of 16 letters of objection.

A member of the public with an interest in this item addressed the meeting.

The Committee strongly OBJECTED to this application, reiterating its previous comments, which were:

*“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.”

Members added that they were appalled by the destruction of the whole garden at this property in order to facilitate this proposal. Further, they expressed strong concerns that the proposal would cause/exacerbate flooding. This follows recent occasions of flooding in this location and commencing at the rear of the host dwelling.

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 extra burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

Members drew the Planning Officer’s attention to the submitted comments of the Conservators of Epping Forest which are highly critical regarding the effect this proposal would have on the SAC.