

**Application No:** EPF/0212/21

**Officer:** Muhammad Rahman

**Applicant Name:** Mr Glen Smith

**Planning File No:** 020805

**Location:** 10 Barncroft Green, Loughton, IG10 3ET

**Proposal:** Proposed new dwelling and alterations to fenestration on existing house.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed building was right up to the boundary thus the roof and guttering would overhang the neighbour's property. It was an overdevelopment of the site.

The additional house would block the open aspect at the end of this row of houses and be detrimental to the street scene.

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.