

Application No: EPF/2115/18

Officer: David Baker

Applicant Name: C/O Agent

Planning File No: 005114 / 004329 / 01

Location: 13 - 15a Alderton Hill, Loughton, IG10 3JD

Proposal: Demolition of houses at 13, 15 and 15a, Alderton Hill, and the erection of linked blocks of elderly persons apartments, with integrated care facilities (Use Class C2) with supporting amenity facilities, landscaping, 64 car spaces in undercroft parking at the rear and south side of the block, and associated ground works. *** (Amendments to the previous proposal include changes to the front façade facing Alderton Hill, a reduction in the level of massing to the north of the site, a reduction in the number of units proposed by 15% from 106 to 89, and creation of a new zebra crossing along Alderton Hill. ***

The Committee noted the contents of six letters of objection.

The Committee acknowledged the amendments to this proposal, but reiterated its comments to the previous application, EPF/2499/17, with exception to the referral to the number of storeys, but concern for the massing, which were:

The Committee agreed with the principle of what the developers were trying to achieve but OBJECTED to this application on the following grounds:

The proposed development was considered too bulky and an overdevelopment for the plot size;

It would be too dominant on the street scene, as the proposed apartment block would be six storeys high and would be out of character with the houses in the street;

It would be detrimental to the amenities of the neighbours; and

Members expressed concern at the traffic congestion already existing around this site and the lack of any pavement facilitating pedestrians.

Furthermore, Members stated that, there was insufficient parking provision for the residents of the apartments along with the extra demand from staff and visitors, exacerbating the existing parking problems in nearby roads. The Committee stated that it would not be possible to enforce the proposed restrictions on visitors and care assistants.

Additionally, the Committee felt that the recent European Court of Justice ruling on Habitats Regulations Assessments was relevant to this application that seeks to increase and enlarge what were single family houses into multiple dwellings. As it appears that all additional residential and commercial developments in Loughton would have a detrimental effect on air quality and result in extra pressure on Epping Forest, the Planning Authority was asked to consider the implications of this application in this regard.