

**From:** Doreen Kennedy <dkennedy@eppingtowncouncil.gov.uk>

**Sent:** 12 June 2019 16:35

**Subject:** Planning Decisions from P&GP Meeting held 11th June 2019

EPF/1235/19 Caroline Brown	7 Beulah Road CM16 6RH Mr & Mrs A Smith	Proposed double storey side extension with an integrated annexe at ground floor, single storey rear extension with roof alterations & conversion to include a new front & rear gable with a small dormer window to the rear.
<p>Committee <b>OBJECT</b> to this application.</p> <p>The proposal is an overdevelopment of the site in terms of its scale, bulk and density. There is a vast increase in the size of the existing property which would result in a detrimental effect on the street scene.</p> <p>Committee don't support the felling of trees as there is no tree report to support this without any replacement on the site and there is no protection for landscaping with additional loss of conifer hedging.</p> <p>Committee would request that a condition is placed on this property that if there is an annex extension built, it would not be turned into a separate dwelling with a separate entrance.</p> <p>Relevant policies: CP2, CP6, CP7, DBE1, DBE2, DBE9, DBE10, LL10. Emerging Local Plan: H1A (ii) &amp; (iii), DM9J NPPF: Para 127</p> <p><a href="#">Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</a></p>		

Kind Regards

*Doreen Kennedy-Fogg*

Administrator  
Epping Town Council