

EPF/1376/19	4a Kendal Avenue CM16 4PN Pathtown Ltd	New build consisting of 2 luxury 4 bedroom homes.
<p>Committee strongly OBJECT to this application.</p> <p>Whilst Committee note the revised application, these revisions have not addressed Committee's previous concerns. This proposal is still a vast overdevelopment of the site in terms of its bulk, scale and density. The density is far too high for this location. The bulk will be overbearing and have an overly dominant effect on the street scene.</p> <p>The area has many large family homes, which is characteristic of this area of Epping and the loss would be detrimental to the character of the surrounding area, particularly the carefully styled properties on Kendal Avenue. The design of these two semi-detached houses development is not in keeping with the street scene. A mix of dwelling types is required and removing large, family homes does not contribute to this objective.</p> <p>The proposal, due to its overbearing bulk and design, will result in a loss of amenity for neighbouring properties, in terms of overlooking, overshadowing and visual impact.</p> <p>Committee also note there are no Tree Protection Order (TPO) details for any of the trees that are proposed to be felled or adequate explanations for the provision of landscape retention. There would be an impact on the frontage of the property and impact on the streetscene.</p> <p>Relevant policies: CP2, CP7, DBE1, DBE2, DBE9, LL10, ST4, ST6, H3A, H4A. Emerging Local Plan: H1A (ii) & (iii) NPPF: Para 17</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
EPF/1396/19	61 Charles Street CM16 7AX Mr Josef Lexx Styles	Proposed ground floor and first floor rear extension, hip to gable loft conversion, floor plan redesign and all associated works.
<p>Committee OBJECT to this application.</p> <p>This loft conversion proposal is an overdevelopment of the site and would result in a loss of amenity for the neighbouring properties in terms of overlooking and loss of light.</p> <p>Relevant policies: CP2, CP6, CP7, DBE2, DBE9, DBE10 Emerging Local Plan: H1A (ii) & (iii), DM9J NPPF: Para 17</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		