

To: Francis Saayeng
Planning Officer

From: Richard Thomason
Environmental Enforcement Officer

Date: 02 October 2019

Your ref:

Our ref: WK/201933079



Epping Forest District Council

Proposal of two dwellings at the rear of 1-7 Margaret Road, Epping

I refer to the planning application EPF/0921/19, regarding the above proposal.

Having seen the plans, I note with caution the short distance between the dwellings and Brian L Shilton's (approved Mercedes vehicle bodyshop).

Brian L Shilton's has three ovens which are used to spray paint onto vehicles and to bake the paint on. To allow sufficient air into the ovens, each oven is supplied by its own air-intake vent.

In 2018 the Council received a complaint from a neighbouring property on Shaftbury Road regarding the noise coming from these vents when the ovens are running. The complainant's property is situated approximately 30 metres from the air intakes which were directed towards the property.

With the cooperation of Brian L Shilton, the noise complaint was resolved. This involved considerable investment from the company to redirect the vents away from the complainant's property.

Two of the vents are now directed towards the two proposed dwellings (the nearest being approximately 10 metres from the air intakes)

I am unable to recommend that this application is granted as there is no noise report regarding the impact of Brian L Shilton's on the proposed development and no mitigation measures for potential noise experienced by the new residents. Indeed, this proposed development could be interpreted to fall within the new 'Agent of Change Principle', whereby an established business could be adversely affected by a new residential development, due to noise complaints.