

**EPHING TOWN COUNCIL – COMMENTS**

<p><b>EPF/2806/19</b> Caroline Brown</p>	<p>Revival Court 26 High Street CM16 4AE Mr Alec Smith</p>	<p><b>Proposed replacement of existing shop front, external downlighters, pavement &amp; entrance alterations for A3 restaurant use of ground floor.</b></p>
<p>Committee have <b>NO OBJECTION</b> to this application.</p>		
<p>EPF/0171/20 <b>Amended</b> Alastair Prince</p>	<p>Clasper House Hemnal Street CM16 4LR Ms Siobhan Cook</p>	<p><b>Amended application to EPF/0869/19</b> New windows to the side &amp; rear elevation, one large dormer to the front elevation &amp; three small dormers to the rear.</p>
<p>Committee <b>strongly OBJECT</b> to this application.</p> <p>Committee acknowledged that this is the fourth attempt to gain planning approval for dormers on a development of flats on the site of a previous office building. Three previous applications to add dormers to this proposal were opposed by Epping Town Council and this current proposal seems worse.</p> <p>Epping Forest District Council have approved two dormers with obscure glazing at the front of the property; the applicant is now requesting a long prominent dormer at the front of the property, where only two windows have obscured glazing, which is contrary to what Epping Forest District Council have agreed.</p> <p>This proposal is a vast overdevelopment of the site in terms of its size and storeys; the long prominent dormer transforming this into a three storey, overbearing property, which will result in a loss of amenity for neighbouring properties in terms of visual impact, overlooking, light and dominance. There would be overlooking for neighbours at the front of the building as only some of the windows would be fitted with obscure glazing. The side windows, if opening out onto the alley, may be detrimental to pedestrian safety.</p> <p>The increased bulk, with such a prominent dormer, would adversely affect the street scene and the character of the area.</p> <p>The site is landlocked and there is insufficient space for access for essential rubbish and emergency vehicles and is too much an intensification of use. Committee also question how construction traffic will operate at this site. There is no parking provision for this proposal, which will result in residents and visitors car competing for spaces in the neighbouring roads, in a town which already suffers from extreme parking problems. Committee request that if this proposal is approved, residents are not given access to residents parking permits, to alleviate further issues.</p> <p>The increase in the volume of traffic generated from the construction of this development and from other essential vehicles through this narrow alleyway would have a negative effect on Highway safety and would lead to excessive traffic congestion, resulting in unacceptable adverse effects from traffic generation on the character and environment of the area through which this new traffic will move. It would also have a harmful effect on pedestrian safety.</p> <p>This development would be detrimental to both current and futures generations, at this location, contrary to national policy.</p> <p>Relevant policies: CP2, CP3 (i), CP6, CP7, DBE2, DBE9, DBE10, GB9A, H3A, ST4, ST6, TC3 (ii). Emerging Local Plan: H1A (ii) and (iii), DM9J NPPF: Para 127</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
<p>EPF/0101/20 Brendan Meade</p>	<p>4 Laburnum Road Coopersale CM16 7RA Mr Oliver Carter</p>	<p>Single storey rear extension.</p>
<p>Committee have <b>NO OBJECTION</b> to this application.</p>		