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Sent: 29 May 2020 09:54

To: Charles Geddes Epping Society (planning@eppingsociety.org.uk); App Comment; Theresa Parker

Cc: Beverley Rumsey; Geraldine Vallis

Subject: Planning Decisions from P&GP Meeting - 26th May 2020

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Please find below the decisions taken by the P&GP Meeting held on Tuesday, 26th May. Apologies for the delay in getting these to you.

Best Wishes

Doreen

EPF/0848/20 Revised Alastair Prince	32 Regent Road CM16 5DL Mr Ash Patel	Revised Application EPF/2494/19 Proposed two storey side extension, and a single storey wrap around extension, with first floor set back 1 metre from the boundary.
<p>Committee OBJECT to this application.</p> <p>These new revised plans do not address any of the committee's previous concerns regarding this proposed development.</p> <p>This proposal would constitute overdevelopment, due to its bulk, scale and proximity to the neighbour's boundary. It would result in a loss of amenity for the neighbouring property in terms of loss of light and dominance. The neighbouring property sits lower than this property and this will exacerbate that overdominance, resulting in an enclosed form of development and unsympathetic change.</p> <p>The overall bulk would create a cramped, terracing effect which would have a detrimental effect on the street scene, altering the characteristic spacing between the detached properties in this location.</p> <p>Relevant policies: Existing Local Plan: CP1, CP7, DBE2, DBE9, DBE10 Emerging Local Plan: DM9 (j), DM10 (e), NPPF: paras 127, 118</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
EPF/0891/20 Sukhi Dhadwar	83 Bell Common CM16 4DZ Mr P Commins	Proposed replacement of existing side roof dormer and replace with the same, but smaller.
<p>Committee have NO OBJECTION to this application.</p>		