

## Loughton Town Council Planning & Licensing Committee – 29 March 2021

**Application No:** EPF/0418/21

**Officer:** Caroline Brown

**Applicant Name:** Mr Richard Rains

**Planning File No:** 001877

**Location:** 13-17 High Beech Road, Loughton, IG10 4BN

**Proposal:** Erection of a third floor to provide two flats.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application. Members commented that properties along this part of High Beech Road are consistent in height. The proposed extra storey would be incongruous and detrimental to the visual townscape of this part of High Beech Road, and the long views down from the higher parts of the road.

It would be an overdevelopment of the site with almost no private amenity space.

The application made no provision for further parking on what was already a heavily congested road.

The proposed development may alone, or in combination with others, impair the Epping Forest SAC by virtue of increased emissions from vehicles at the application site. This development, being very close to the SAC, will be damaging to vegetation near the edge of the Forest. We therefore object; there being no mitigation proposed for the borders of the Forest in the strategy. The LPA cannot be certain that detriment to the SAC will not result from this application; accordingly it must be refused.