

Our ref: 2578/1746/21
Your ref:

EFDC Planning Department
Civic Offices
323 High Street
Epping
CM16 4BZ

15th March 2021

Dear Sirs,

Revised proposal for link to ancillary building at 1 Lion Cottages Toot Hill Road CM5 9QL

This application is pursuant to the initial refusal for enlarging the ancillary building, and providing a covered link.

In response to the concerns expressed in the refusal notice, the proposed first floor addition has been deleted and this application is only for the link. Conversion of the garage is Permitted Development.

The design provides a secure “front door” entrance into the building as currently, visitors need to access the dwelling via the rear elevation, which poses safety and privacy concerns for the applicants. An identifiable “front door” will segregate the frontage area from the private rear garden and create a secure environment for the family.

Should you require any further information at this stage please do not hesitate to contact me.

Yours sincerely

Jackie Pepper
Director