

**From: STANFORD RIVERS PARISH COUNCIL**

**To:** Head of Planning Services  
Epping Forest District Council  
Civic Offices  
EPPING  
Essex CM16 4BZ

DATE RECEIVED

**PLANNING REFERENCE No. EPF/0744/21**

EPF/074421	Lion Cottages Toot Hill Road Ongar CM5 9QL	Proposed garage conversion and single storey link with partial alteration to roof (Revised application to EPF/0109/21)
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IEWS OF STANFORD RIVERS PARISH COUNCIL

**The Parish Council OBJECTS to this application, on the following basis:**

- 1. The application form and weekly list advises this application is for a proposed garage conversion and single storey link, however the applicants supporting later advises that this application is for only the link (as the garage conversion falls under permitted development). It is therefore unclear as to exactly what this planning application is for. This needs to be clarified by EFDC Planning, and has in fact made this application difficult to consider properly.**
- 2. Whilst the Council is happy to see there is no longer a second storey being proposed over the garage, the Council remains concerned with the extent of the proposed single storey link given the previous historical additions to the property, which if granted would result in the property being overly disproportionate to the original dwelling given this property is in the Green Belt.**
- 3. The loss of the garage would exacerbate an already cluttered and cramped parking situation at the property (evidenced by the pictures submitted as part of the application).**
- 4. The Parish Council has been advised that works have already started, however the application form advises this is not the case.**
- 5. The Parish Council requests that a check is made to ensure the plans submitted with this application fulfil the District Councils validation requirements.**

Date: 30<sup>th</sup> April 2021

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