

MP ARCHITECTS LLP

CHARTERED ARCHITECTS

MP/DP/2163

20 July 2021

FAO: Mr Brendan Meade
Epping Forest District Council
Planning Department
Civic Offices
High Street
Epping
Essex
CM16 4BZ

Dear Brendan,

Planning Portal Ref: PP-10052211
17 Stony Path, Loughton, Essex, IG10 1SJ

We attach our resubmission of the household planning application (PL/EPF/2989/20), which was refused on 11 Feb 2020. The revised proposal is aimed to address the refusal point in the last decision notice.

The proposal is to convert the loft into a bedroom with a bathroom to provide the minimum need of the family living there. Small dormers are added for practical reasons only to make the loft a useable and functional space.

Details of the amended design are as follows:

- The existing front gable to remain.
- The roof is to be extended by keeping the ridge height the same.
- A small side dormer is introduced with obscured windows to provide headroom for the new stairs and bathroom in the loft.
- The rear dormer has further reduced in width to be in line with the smaller roof shape.
- A small front dormer is introduced to provide a window to the loft bedroom.

The above changes have reduced the bulk and scale of the previously refused scheme and contains minimal changes to the existing front elevation to fully respect the street scene, local character and surrounding areas.

Many houses on Stony Path and surrounding streets have rooms in the loft, i.e., three floors. What we have proposed now is a modest extension with small dormers. Following two previous refusals, the proposal has now been reduced to the minimum size; any further reductions will not be functional.

I trust that you will be able to approve this application. If you have any questions/concerns, please don't hesitate to contact me.



Martyn Pattie Chartered Architect R.I.B.A. Dip. Arch (Oxford) Gulsun Erbas Administrator

Great Basons, Basons Lane, Ongar, Essex CM5 9AR

t: 01277 364979 • e: info@mparchitectsllp.co.uk • w: www.mparchitectsllp.co.uk

Conversions • Refurbishments • Interiors • New Housing • Listed Buildings • Appeals • Project Management • 3D Computer Modelling

Yours sincerely

Dandi Passerini

BArch, DipArch, MArch, RIBA, ARB, BREEAM Associate

Encs

cc Mr Lee Georgio (by email)