



Clerk to the Council

Anthony-Louis Belgrave

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15th July 2021

TO: MEMBERS OF THE PLANNING COMMITTEE

You are hereby summoned to attend a meeting of the **PLANNING COMMITTEE** which will be held on **Wednesday 21st July 2021** at the **Victory Hall**, Hainault Road, Chigwell, IG7 6QZ, at **6.30pm** to transact the business shown in the Agenda below.

- * All attendees must wear face protection, scan the QR code via the NHS Track and Trace app, and use hand sanitiser on entry.

Anthony-Louis Belgrave
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AGENDA

1. RECORDING OF MEETINGS

Members of the Public and Councillors are asked to note that in accordance with Standing order 3 (l) photographing, recording, broadcasting or transmitting the proceedings of a meeting may take place.

2. APOLOGIES FOR ABSENCE

To **RECEIVE** any apologies for absence.

3. OTHER ABSENCES

To **NOTE** any absences for which no apology has been received.

4. CONFIRMATION OF MINUTES

To **APPROVE**, as a correct record, the Minutes of the Planning Committee held on 5th July 2021.



5. DECLARATIONS OF INTEREST

To **RECEIVE** any Declarations of Interest by Members

- *A Member with a personal interest in a matter must consider whether it is a “prejudicial interest” (i.e. prejudicial to the public interest).*
- *A Member must consider him/herself as having a prejudicial interest if it is a personal interest which a member of the public with knowledge of the relevant facts would regard as so significant and particular that it could prejudice the Member’s judgement of the public interest.*
- *Members are asked to **NOTE** that if a planning issue is for discussion at both Parish and District level and Councillors sit on both authorities it should be made clear that the Councillor/s will reconsider the matter at District level, taking into account all relevant evidence and representations at the District level.*

Any Member who is unsure if a personal interest needs to be declared should consult the Clerk for clarification.

6. REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

To **NOTE** any representations made by members of the public with regard to Planning Applications due to be considered by the Parish Council.

In accordance with the agreed procedure (Minute No. 251), no speaker shall be heard unless he/she has given the Clerk notice of intention to speak by 2.00pm on the day preceding the meeting; no more than three members of the public may speak on any one application; there is a time limit of 2 minutes per speaker (unless there is only one speaker when the limit is 3 minutes); no more than 15 minutes shall be allocated to this item except at the discretion of the Chairman of the Meeting.

7. PLANNING APPLICATIONS

- 7a) To **CONSIDER** the following applications, received for the weeks ending 2nd July 2021 and 9th July 2021 (*at the request of the District Council, the Case Officer’s name now appears below the application number in italics*).

1.	EPF/1257/21 <i>David Maguire</i>	8 Lee Grove Chigwell IG7 6AF <i>Mr Hadley Silver</i>	Loft conversion with a rear dormer including Juliet balcony and rooflight windows to the front including ground floor alterations. (<i>Amended Plans</i>)
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=652120			



2.	EPF/1695/21 <i>Robin Hellier</i>	9 Stradbroke Park Tomswood Road Chigwell IG7 5QL <i>MR MANICKAM RAVEENDRAN</i>	TPO/EPF/54/08 T17: Turkey Oak - Crown reduce by up to 2.5m, as specified.
<p>If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans:</p> <p>http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=653962</p>			
3.	EPF/1398/21 <i>Ian Ansell</i>	Land Adjacent to 26 Maypole Drive Chigwell IG7 6DE <i>J Oddi</i>	Proposed conversion of the existing structure into a self-contained 1 person studio flat.
<p>If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans:</p> <p>http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=652622</p>			
4.	EPF/1554/21 <i>Kie Farrell</i>	Land adjacent to, Jessica, Chase Lane Chigwell Essex, IG7 6JW <i>Mr K and Mrs L Plaster</i>	Convert existing stables into a larger barn, construct an all-weather riding arena and adjacent store.
<p>If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans:</p> <p>http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=653394</p>			
5.	EPF/1555/21 <i>Marie-Claire Tovey</i>	46 Millwell Crescent Chigwell IG7 5HY <i>Mr Markandayar Gowrikan</i>	Erection of a new conservatory & new side windows
<p>If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans:</p> <p>http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=653395</p>			



6.	EPF/1622/21 <i>Kie Farrell</i>	27 Gravel Lane Chigwell IG7 6DA <i>Ms - Patel</i>	Two storey side and two storey rear extension. Single storey front extension. rear outbuilding.
	<p>If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans:</p> <p>http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=653653</p>		
7.	EPF/1626/21 <i>David Maguire</i>	Byron House 175 High Road Chigwell IG7 6PS <i>Ravinder Kumar</i>	Pitched roof outbuilding.
	<p>If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans:</p> <p>http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=653657</p>		
8.	EPF/1664/21 <i>Muhammad Rahman</i>	92 Manor Road Chigwell IG7 5PQ <i>Mr Faruque Gani</i>	Application for Variation of condition 2 `Plan numbers' for EPF/2860/18 . (Proposed replacement dwelling with rear balcony (Amendments to EPF/2455/17) – Fenestration amendments.
	<p>If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans:</p> <p>http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=653841</p>		
9.	EPF/1666/21 <i>Muhammad Rahman</i>	66 Manor Road Chigwell IG7 5PG <i>Dr Mahesh Patel</i>	Application for Variation of condition 2 `Plan numbers' for EPF/1395/19 . (Proposed two storey rear infill extension).
	<p>If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans:</p> <p>http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=653843</p>		



10.	EPF/1673/21 <i>Kie Farrell</i>	28 Park View Chigwell IG7 5DF <i>Mr Guy McWilliam</i>	Single storey rear extension
<p>If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans:</p> <p>http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=653876</p>			
11.	EPF/1677/21 <i>Zara Seelig</i>	17 Bracken Drive Chigwell IG7 5RG <i>Mr Zafar Choudhry</i>	Single storey rear and side extension with part lower ground floor. (Revised application to EPF/0232/21).
<p>If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans:</p> <p>http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=653880</p>			
12.	EPF/1701/21 <i>Brendan Meade</i>	3 Parklands Chigwell IG7 6LW <i>Mr Shiras Patel</i>	Proposed part single, part two storey rear extension. First floor side extension over the garage & front elevation over the entrance.(Amended application to EPF/2194/20)
<p>If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans:</p> <p>http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=653993</p>			
13.	EPF/1739/21 <i>Robin Hellier</i>	5 Gainsborough Place Chigwell IG7 6LA <i>Mr R Gohill</i>	TPO/EPF/13/85 (Ref: T13 & A2) T1: Lime,T2-T5: 4 x Ash - Crown reduce by up to 2m, as specified.
<p>If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans:</p> <p>http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=654130</p>			



14.	EPF/1806/21 <i>Robin Hellier</i>	Millbrook 164 Manor Road Chigwell IG7 5PT <i>Millbrook (Chigwell) Management Company Ltd</i>	TPO/EPF/27/82 (Ref: T10) T1: Weeping Willow - Repollard, as specified.
<p>If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans:</p> <p>http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=654476</p>			
15.	EPF/1165/21 <i>David Maguire</i>	Broad Oaks 34 High Road Chigwell IG7 6DW <i>Mr and Mrs Subaskaran</i>	Application for variation of condition 2 `Plan numbers' for EPF/1107/20 . (Proposed demolition of an existing house, pool house & garage with other outbuildings & erection of a replacement 15 bedrooms, two storey dwelling & garages).
<p>If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans:</p> <p>http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=651657</p>			
16.	EPF/1424/21 <i>Zara Seelig</i>	2 Haydens Cottages 113 High Road Chigwell IG7 6QQ <i>Mr Nima Falatoori</i>	Single storey rear extension.
<p>If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans:</p> <p>http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=652774</p>			
17.	EPF/1601/21 <i>Muhammad Rahman</i>	41 Chigwell Rise Chigwell IG7 6AQ <i>Mr Amarjit Bansal</i>	Proposed new front garden railings
<p>If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans:</p> <p>http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=653539</p>			



18.	EPF/1690/21 <i>Brendan Meade</i>	Langley 96 High Road Chigwell IG7 6PJ <i>Mr S Sathiyavageswaran</i>	Demolition of existing house and rebuild with the addition of part front, side and rear two storey extension, front car portico and installation of three front, a single side and a rear dormer extension as approved under EPF/2251/20 .
	If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans: http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=653957		
19.	EPF/1714/21 <i>Brendan Meade</i>	2 Green Lane Chigwell IG7 6LY <i>Mrs Taherah Kuhl</i>	Application for Variation of condition 2 for EPF/0635/91 (Rebuilding of dwelling) - Reinstatement of permitted development rights .
	If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans: http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=654062		
20.	EPF/1432/21 <i>Zara Seelig</i>	2 Haydens Cottages 113 High Road Chigwell IG7 6QQ <i>Mr Nima Falatoori</i>	Grade II listed building application for a single storey rear extension.
	If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans: http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=652793		

7b) To **CONSIDER** any other planning applications received since the agenda was prepared.

7c) To **NOTE** the following Applications, which are provided for information. The District Council cannot accept comments on these Applications:

1.	EPF/1697/21 <i>Sukhvinder Dhadwar</i>	Copperfield Green Lane Chigwell IG7 6DN <i>Mr Constantin Podaru</i>	Application for a Lawful Development certificate for a proposed outbuilding gym.
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2.	EPF/1798/21 <i>Muhammad Rahman</i>	Verge Near 215 Copperfield Chigwell <i>c/o agent</i>	Application to determine if Prior Approval is required for a proposed installation of Phase 8 Street Pole C/W wraparound Cabinet at base & associated ancillary works.
3.	EPF/1665/21 <i>Sophie Ward Bennett</i>	Ruckholt 126 High Road Chigwell IG7 5BQ <i>Mr David Goodheart</i>	Application for Approval of Details reserved by condition 2" details of surface water disposal" for EPF/3047/18 . (Three storey rear extension to provide additional living space).

8. DECISIONS BY EPPING FOREST DISTRICT COUNCIL

8a) Applications on which the Parish Council had no objections where permission has been GRANTED.

EPF/0866/21 <i>Alastair Prince</i>	20 Whitehall Close Chigwell IG7 6EQ <i>Mr Krzysztof Serwin</i>	Single storey rear extension, part two storey rear extension with gable ended roof tied to existing. Roof terrace above single storey rear extension. Single storey front porch with match pitch roof.
EPF/0984/21 <i>Zara Seelig</i>	6 Parklands Chigwell IG7 6LW <i>Mr and Mrs Ian and Linda Gerech</i>	Garage conversion.
EPF/0985/21 <i>Brendan Meade</i>	17 The Shrubberies Chigwell IG7 5DU <i>Poyraz</i>	Proposed single storey side/rear wrap-around extension and porch infill extension. (Amended application to EPF/0185/21)
EPF/1012/21 <i>David Maguire</i>	17 Murtwell Drive Chigwell IG7 5ED <i>Mr & Mrs Pesu Mal Ukrani</i>	Single storey rear extension.
EPF/1046/21 <i>Marie-Claire Tovey</i>	Taylor's, Unit 3 Gravel Lane Chigwell IG7 6DQ <i>Mr Anwar Dadabhoy</i>	Change of use of B2 premises to include MOT Centre; Proposed mixed use of Sub-Generis and B2.



EPF/1085/21 <i>Muhammad Rahman</i>	74 Grange Crescent Chigwell IG7 5JF <i>Mr Vik Singh</i>	Single storey rear extension and amend roof of existing to match.
EPF/1087/21 <i>David Maguire</i>	Frairs Gate 16 Daleside Gardens Chigwell IG7 6PR <i>Mr J Brown</i>	Demolition of existing and erection of new single dwelling house.
EPF/1089/21 <i>David Maguire</i>	50 Dickens Rise Chigwell IG7 6NY <i>Javed</i>	Single storey rear extension.
EPF/1227/21 <i>David Maguire</i>	38 Chigwell Rise Chigwell IG7 6AG <i>Mr Vishal Patel</i>	Single storey rear extension.
EPF/1243/21 <i>Sukhvinder Dhadwar</i>	51 Coolgardie Avenue Chigwell IG7 5AX <i>Mr & Mrs Phillips</i>	Proposed garage conversion, new roof and single storey rear extension.
EPF/1143/21 <i>Zara Seelig</i>	3 Dacre Gardens Chigwell IG7 5HH <i>Mr M Ali</i>	Ground and first floor rear extensions.

8b) Applications on which the Parish Council raised comments where permission has been GRANTED.

EPF/0562/21 <i>Alastair Prince</i>	4 Kings Mews High Road Chigwell IG7 6PZ <i>Mrs C Fordham</i>	Proposed internal alterations and loft conversion.
<p><i>Comments of the Parish Council</i></p> <p>The Council OBJECTS to this application which could result in inappropriate treatments being carried out on a listed building. If, however, the District council's Heritage Officers deem the proposed alterations and loft conversion acceptable, whether with amendments or otherwise, then this council is willing to waive its objections.</p>		



EPF/0673/21 <i>David Maguire</i>	53 St Marys Way Chigwell IG7 5BX <i>Manoj Chandwani</i>	Ground floor rear/infill and first floor extension in roof slope including insertion of 2 no. roof lights and bifold doors in the rear elevations, new window inside elevation.
<p>Comments of the Parish Council</p> <p>The Council OBJECTS to this application, because it is recognised that the proposed development would create a potential for overlooking, which would infringe upon the privacy of the neighbouring property. However, if the assigned Planning officer deem this proposal to be acceptable, then this committee is willing to retract the stated objections.</p>		
EPF/0791/21 <i>David Maguire</i>	29 Forest Avenue Chigwell IG7 5BP <i>Mr Maxwell Ward</i>	Two storey side and rear extension.
<p>Comments of the Parish Council</p> <p>The Council OBJECTS to this application, because the proposed extensions would be determinantal to the host building and are poorly designed.</p>		
EPF/1094/21 <i>Muhammad Rahman</i>	7 Coolgardie Avenue Chigwell IG7 5AU <i>MR WAQAR HUSSAIN</i>	Retrospective application for rear patio area.
<p>Comments of the Parish Council</p> <p>The Council OBJECTS to this application, because of proposed structure has the potential to cause an infringement upon the privacy of neighbouring properties. However, if the assigned Planning officer deem this proposal to be acceptable, then this committee is willing to retract this objection.</p>		
EPF/1180/21 <i>Brendan Meade</i>	Millers Farmhouse Grove Lane Chigwell IG7 6JQ <i>Mr Joseph Enright</i>	Two storey rear extension, structural glazing to be added to former extension & demolition of non-historic bread oven.
<p>Comments of the Parish Council</p> <p>The Council OBJECTS to applications which may result in inappropriate development of a Listed building. However, if the assigned Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive its objections.</p>		



EPF/0682/21 <i>Robin Hellier</i>	41 Ely Place Chigwell IG8 8AG <i>Mr Jinu</i>	TPO/EPF/09/11 (Ref: T26-T28) T1 & T3: 2 x Oaks - Crown reduce by up to 2m, as specified. T2: 1 x Oak - Crown reduce by up to 3m, as specified.
<p>Comments of the Parish Council</p> <p>The Council OBJECTS to applications which result in inappropriate treatment being carried out on any significant tree and also objects to any application to fell such a protected tree. The Council, therefore, OBJECTED to this application. If, however, the District council's arboricultural Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive its objections.</p>		
EPF/0894/21 <i>Robin Hellier</i>	49 Manor Road Chigwell IG7 5PL <i>Mr Chaudhry</i>	TPO/EPF/10/74 (Ref: A1) T1: Oak, T2: Monterey Cypress, T5 & T6: 2 x Hornbeam, T7: Monterey Cypress – Crown lift, as specified. T4: Lawson Cypress & T7: Monterey Cypress - Reduce overhanging branches, as specified.
<p>Comments of the Parish Council</p> <p>The Council OBJECTS to applications which result in inappropriate treatment being carried out on any significant tree and also objects to any application to fell such a protected tree. The Council, therefore, OBJECTED to this application. If, however, the District council's arboricultural Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive its objections.</p>		
EPF/0964/21 <i>Robin Hellier</i>	33 Ely Place Chigwell IG8 8AG <i>Mr Steven Haynes</i>	TPO/EPF/09/11 T19: Oak -Crown reduce lateral branches, as specified.
<p>Comments of the Parish Council</p> <p>The Council OBJECTS to applications which result in inappropriate treatment being carried out on any significant tree and also objects to any application to fell such a protected tree. The Council, therefore, OBJECTED to this application. If, however, the District council's arboricultural Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive its objections.</p>		



EPF/1098/21 <i>Robin Hellier</i>	8 New Forest Lane Chigwell IG7 5QN <i>Mr Saeed Khaliq</i>	TPO/CHI/01/71 (Ref: A1) T1: Oak - Crown lift to 8m from ground level, as specified
<p>Comments of the Parish Council</p> <p>The Council OBJECTS to applications which result in inappropriate treatment being carried out on any significant tree and also objects to any application to fell such a protected tree. The Council, therefore, OBJECTED to this application. If, however, the District council's arboricultural Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive its objections.</p>		
EPF/1132/21 <i>Robin Hellier</i>	11 Chigwell Grange High Road Chigwell IG7 6BF <i>Mr Michael Mercer</i>	TPO/EPF/09/12 T2: Ash - Fell and replace, as specified.
<p>Comments of the Parish Council</p> <p>The Council OBJECTS to applications which result in inappropriate treatment being carried out on any significant tree and also objects to any application to fell such a protected tree. The Council, therefore, OBJECTED to this application. If, however, the District council's arboricultural Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive its objections.</p>		
EPF/0571/21 <i>Alastair Prince</i>	4 Kings Mews High Road Chigwell IG7 6PZ <i>Mrs C Fordham</i>	Grade II* Listed Building application for proposed internal alterations & loft conversion.
<p>Comments of the Parish Council</p> <p>The Council OBJECTS to this application which could result in inappropriate treatments being carried out on a listed building. If, however, the District council's Heritage Officers deem the proposed alterations and loft conversion acceptable, whether with amendments or otherwise, then this council is willing to waive its objections.</p>		



EPF/1182/21 Brendan Meade	Millers Farm House Grove Lane Chigwell IG7 6JQ Mr Joseph Enright	Grade II Listed building consent for two storey rear extension, structural glazing to be added to former extension & demolition of non-historic bread oven.
Comments of the Parish Council		
The Council OBJECTS to applications which may result in inappropriate development of a Listed building. However, if the assigned Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive its objections		
EPF/0868/21 David Maguire	17 Murtwell Drive Chigwell IG7 5ED Mr & Mrs Pesu Mal Ukrani	Existing garage to be converted to a study.
Comments of the Parish Council		
The Council OBJECTS to this application, because this development would constitute a significant loss of amenity and cause a further deficiency in vehicular parking, which is already limited in this locality.		

8c) Applications on which the Parish Council had no objections where permission has been REFUSED.

EPF/1251/21 Zara Seelig	8 Hainault Grove Chigwell IG7 5DJ Mrs B Mendel with Mr & Mrs Phillips	Conversion of loft space to habitable accommodation including new windows, sky-lights and renewable energy services. Extension to existing garage and widening of door opening.
Summary Of Refusal		
The proposal, by reason of its design, scale and prominence in the street scene, results in a bulky and intrusive addition to the property which does not complement or enhance the appearance of the existing dwelling or surrounding area and is detrimental to the character and appearance of the area, contrary to policies CP2, DBE9 and DBE10 of the adopted Local Plan 1998 & 2006, policies DM9 & DM10 of the Local Plan Submission Version 2017, and the NPPF 2019. The proposed development would result in the loss of a bungalow which is contrary to the aims and objectives of policy H1(F) 'Housing Mix of Accommodation of the Epping Forest Submission Version, Local Plan 2017 which seeks to resist the erosion of the District's existing stock of bungalows.		



8d) Applications on which the Parish Council raised comments where permission has been REFUSED.

EPF/0867/21 <i>David Maguire</i>	17 Murtwell Drive Chigwell IG7 5ED <i>Mr & Mrs Pesu Mal Ukrani</i>	Proposed construction of an outhouse/summer house.
<p><i>Comments of the Parish Council</i></p> <p>The Council OBJECTS to this application, because the proposed structure is excessively large and would therefore be an overdevelopment of the existing site. Further, the proposed roofing material would cause significant light and noise pollution, which would further infringe upon the amenity of neighbouring properties.</p> <p><i>Summary Of Refusal</i></p> <p>By reason of its footprint size, mass and height the proposed development will be an excessive and disproportionate addition to the plot. The siting of the structure fails to relate positively to its locality would not complement or enhance the appearance of the site. As such, the proposal fails to accord with policies DBE1 and DBE10 of the Epping Forest District Council Local Plan and Alterations (2008), with policies DM 9 and DM 10 of the Local Plan Submission Version (2017), and with paragraphs 124 and 127 of the National Planning Policy Framework (2019). By reason of its mass and siting, centrally positioned in the garden and in close proximity to the rear of the dwelling, the proposal would have a detrimental visual impact upon neighbouring properties resulting in harm to the living conditions of the adjoining neighbour at 16 Murtwell Drive. As such, the proposal fails to accord with policies DBE2 and DBE9 of the Epping Forest District Council Local Plan and Alterations (2008), with policy DM 9 of the Local Plan Submission Version (2017), and with paragraph 127 of the National Planning Policy Framework (2019).</p>		
EPF/0955/21 <i>Muhammad Rahman</i>	6 Chigwell Rise Chigwell IG7 6AB <i>Mr Ashish B Parmer</i>	Single storey rear infill extension to serve as Covid compliant waiting area for existing dental practice and erection of a garden office/store.
<p><i>Comments of the Parish Council</i></p> <p>The Council STRONGLY OBJECTS to this application, because the proposed extension would be an over-development of the site and would cause an undesired increase in traffic in the immediate area. This would have an adverse impact on the amenities of the neighbouring residences and would establish an undesirable precedence in the locality. Further, the proposal does not include an appropriate vehicular parking plan.</p>		



Summary Of Refusal

The proposed development would result in a harmful intensification of the dental surgery use on the site to the detriment of the established predominantly residential character of the surrounding area and is considered to be unacceptable in this respect contrary to policies CP2, DBE9 and DBE10 of the Local Plan and Alterations (LP) (1998 & 2006) and policy DM9 of the Epping Forest District Local Plan Submission Version (LPSV) (2017 and the NPPF. The proposed development would result in a harmful intensification of the dental surgery use on the site to the detriment of the residential amenity of the occupiers of the neighbouring residential properties contrary to policies DBE2 and DBE9 of the Local Plan and Alterations (LP) (1998 & 2006) and policy DM9 of the Epping Forest District Local Plan Submission Version (LPSV) (2017 and the NPPF. Insufficient on-site car parking is proposed and this reduction in the approved number of on- site car parking spaces along with the proposed intensification of the dental surgery use would combine to result in excessive adverse effects detrimental to highway safety contrary to policies ST4 and ST6 of the Adopted Local Plan and Alterations (2006) and policy T1 of the Epping Forest District Local Plan (Submission Version) 2017.

EPF/1013/21 <i>Brendan Meade</i>	65 Mount Pleasant Road Chigwell IG7 5EP <i>Mr Didar Kahlon Singh</i>	Loft conversion & first floor infill rear extension.
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Comments of the Parish Council

The Council ***OBJECTS*** to this application, because the proposal would be an over-development of the existing site, would cause severe damage to the host building and is poorly designed. Further, the resultant structure would be contradictory to the existing street scene.

Summary Of Refusal

By reason of its design, bulk and mass the proposed loft conversion would lead to a cramped form of development, out of scale with the adjacent properties causing significant harm to the visual amenity of the area and appearing as an incongruous addition to the streetscene contrary to policies CP2, DBE9 and DBE10 from the Local Plan and Alterations (LP) (1998 & 2006), policies DM9 and DM10 from the Epping Forest District Local Plan Submission Version (LPSV) (2017 and the NPPF.



EPF/1131/21 <i>Brendan Meade</i>	22 Barnaby Way Chigwell IG7 6NZ <i>Mr Fazz Chaudhary</i>	Construction of an electric metal bar gate to the front of the property.
<p><i>Comments of the Parish Council</i></p> <p>The Council <i>STRONGLY OBJECTS</i> to this application, because the proposed structure would be an affront to the existing street scene.</p> <p><i>Summary Of Refusal</i></p> <p>By reason of its height and design the proposal would be out of keeping with the streetscene introducing an alien form of development which would excessively harm the visual amenity of the area and significantly detract from the open character of Barnaby Way contrary to policies CP2, DBE9 and DBE10 from the Local Plan and Alterations (LP) (1998 & 2006), policies DM9 and DM10 from the Epping Forest District Local Plan Submission Version (LPSV) (2017 and the NPPF.</p>		
EPF/1208/21 <i>David Maguire</i>	33 Lyndhurst Rise Chigwell IG7 5BB <i>Choudhury</i>	Proposed front porch, two storey side and rear extensions with balcony to first floor on street side and two front and rear dormers.
<p><i>Comments of the Parish Council</i></p> <p>The Council <i>OBJECTS</i> to this application, because the proposal constitutes an over-development of the existing structure, which would be detrimental to the host building. Further, the proposed building would conflict with the existing street scene.</p> <p><i>Summary Of Refusal</i></p> <p>By reason of its irregular form and excessive mass the proposed development will be an unsympathetic addition to the plot, detrimental to the character and appearance of the host dwelling, and detrimental to the appearance of the street scene. As such, the proposal fails to accord with policies DBE1 and DBE10 of the Epping Forest District Council Local Plan and Alterations (2008), with policies DM 9 and DM 10 of the Local Plan Submission Version (2017), and with paragraphs 124 and 127 of the National Planning Policy Framework (2019). The proposed first and second floor balconies to the west side elevation would overlook neighbours, including those at 40 Lyndhurst Rise, resulting in a loss of privacy. Furthermore, as a result of its mass, the proposed development would be harmful to the amenity of the neighbour at 31 Lyndhurst Rise, resulting in a detrimental visual impact as seen from the rear. As such, the proposal fails to accord with policy DBE9 of the Epping Forest District Council Local Plan and Alterations (2008), with policy DM 9 of the Local Plan Submission Version (2017), and with paragraph 127 of the National Planning Policy Framework (2019).</p>		



EPF/1219/21 <i>Zara Seelig</i>	19 The Shrubberies Chigwell IG7 5DU <i>Matthew Martin</i>	Hip to gable loft conversion with rear dormer and front skylights.
<p><i>Comments of the Parish Council</i></p> <p>The Council OBJECTS to this application, because the proposal would be detrimental to the host building and unsympathetic to the street scene. Further, the conversion is poorly designed and out-of-keeping. In addition, the received drawings do not include the requisite street scene elevations.</p> <p><i>Summary Of Refusal</i></p> <p>The proposed dormer, by reason of its size and window to wall ratio, appears bulky and is not a subservient addition to the existing roof. The proposal therefore does not comply with policies DBE10 of the Adopted Local Plan 1998, DM 10 of the LPSV 2017 and the NPPF 2019 which all seek to promote high-quality design.</p>		

9. WITHDRAWN APPLICATIONS

Members are asked to **NOTE** that the following applications have been withdrawn by the applicants:

EPF/0789/21 <i>Zara Seelig</i>	Baps Swaminarayan Mandir Mandir Lane Chigwell IG7 6ED <i>Girish Patel</i>	External alterations.
EPF/1238/21 <i>Muhammad Rahman</i>	69 Turpins Lane Chigwell IG8 8BA <i>Mr & Mrs P Mighall</i>	Proposed external staircase with storage area underneath.
EPF/1386/21 <i>Kie Farrell</i>	4 Ely Place Chigwell IG8 8AG <i>Dr Mohhmad Islam</i>	Proposed first floor side extension, repositioning of front entrance door, downlighting to front elevation and first floor landing window.

**10. APPEALS LODGED**

Members are asked to **NOTE** that the following two appeals have been lodged:

EPF/1730/20, 21 Tomswood Road, Chigwell, Essex, IG7 5QP. Application for Outline Planning Permission for demolition of an existing bungalow and construction of a 6 bedroom detached house. This Appeal is against a refusal, following the decision of the Epping Forest District Council.

This application was considered by this committee, at the meeting held on 10th September 2020, and the comments submitted to the planning authority are as follows:

The Council has **NO OBJECTION** to this application.

EPF/0066/21, 147 Lambourne Road, Chigwell, IG7 6EJ. First floor front extension with balcony, and alteration to existing rear dormer including a balcony. This Appeal is against a refusal, following the decision of the Epping Forest District Council and will be proceeding under the Householder appeals service, accordingly there is no opportunity for the submission of further representations.

The application was considered by this committee, at the meeting held on 11th February 2021, and the comments submitted to the planning authority are as follows:

The Council has **NO OBJECTION** to this application.

11. EXCLUSION OF THE PUBLIC AND THE PRESS 

In the event that the Agenda contains Exempt (blue) pages, to **CONSIDER** the following motion to be proposed by the Vice Chairman:

“That the public and the press be excluded from the meeting, the Council believing that publicity would be prejudicial to the public interest by reason of the confidential nature of the business about to be discussed.”

There are no confidential items to be considered.

Anthony-Louis Belgrave
Clerk to the Council