



*Clerk to the Council*

Anthony-Louis Belgrave

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21<sup>st</sup> January 2022

## TO: MEMBERS OF THE PLANNING COMMITTEE

You are hereby summoned to attend a meeting of the **PLANNING COMMITTEE** which will be held on **Wednesday 26<sup>th</sup> January 2022** at the **Parish Council Offices**, Hainault Road, Chigwell at **6.30pm** to transact the business shown in the Agenda below.

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

Anthony-Louis Belgrave  
Clerk to the Council

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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 12<sup>th</sup> January 2022.



## 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 7<sup>th</sup> January 2022, and 14<sup>th</sup> January 2022 (*at the request of the District Council, the Case Officer’s name now appears below the application number in italics*).

1.	EPF/3229/21 <i>Robin Hellier</i>	22 Retreat Way Chigwell IG7 6EL <i>Mr Patricio Merchan Erraez</i>	TPO/EPF/18/88 (Ref: W1 & A1) Removal of small trees and saplings under 150mm in diameter, within the yellow area marked on plan
<p>If you are viewing this report in an electronic format, click on the link below to view related documents including plans</p> <p><a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=661060">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=661060</a></p>			



2.	EPF/3226/21 <i>Kie Farrell</i>	23 Lechmere Avenue Chigwell IG7 5HA <i>Ms Jane Martin</i>	Proposed first floor side extension.
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3.	EPF/2470/21 <i>Muhammad Rahman</i>	2 Stradbroke Drive Chigwell IG7 5QX <i>Mr. &amp; Mrs. Naseem</i>	Proposed single storey outbuilding to rear garden. ( <i>re-consultation</i> )
If you are viewing this report in an electronic format, click on the link below to view related documents including plans <a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=657437">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=657437</a>			
4.	EPF/2607/21 <i>Muhammad Rahman</i>	Wayback 179 Lambourne Road Chigwell IG7 6JU <i>Mr Amarjeet Whaid</i>	Demolition of existing dwelling and erection of replacement dwelling and ancillary garden outbuilding. ( <i>re-consultation</i> )
If you are viewing this report in an electronic format, click on the link below to view related documents including plans <a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=65813">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=65813</a>			
5.	EPF/0033/22 <i>Robin Hellier</i>	The Oaks 44 Tomswood Road Chigwell IG7 5QS <i>Mr Rikesh Doshi</i>	TPO/EPF/06/95 (Ref: T1 & T2) T3 & T4: 2 x Oaks - Crown reduce by up to 2m, as specified.
If you are viewing this report in an electronic format, click on the link below to view related documents including plans <a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=661620">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=661620</a>			
6.	EPF/3267/21 <i>Zara Seelig</i>	22 Barnaby Way Chigwell IG7 6NZ <i>Nadia Firaz</i>	Application for a Lawful Development certificate to confirm that the works accord with the General Permitted Development Order Schedule classes A and B.
If you are viewing this report in an electronic format, click on the link below to view related documents including plans <a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=661213">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=661213</a>			



<b>7.</b>	EPF/3093/21 <i>Alastair Prince</i>	27 Murtwell Drive Chigwell IG7 5ED <i>Darren and Richelle Marks</i>	Proposed double storey rear & front extension.
If you are viewing this report in an electronic format, click on the link below to view related documents including plans <a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=660455">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=660455</a>			
<b>8.</b>	EPF/3131/21 <i>Muhammad Rahman</i>	2 Millwell Crescent Chigwell IG7 5HY <i>Mr I Mazrreku</i>	Demolish existing property and build new dwelling.
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<b>9.</b>	EPF/3218/21 <i>Alastair Prince</i>	6 Coolgardie Avenue Chigwell IG7 5AU <i>Mr &amp; Mrs Lessing</i>	Single storey rear extension and replacement of garage door with window.
If you are viewing this report in an electronic format, click on the link below to view related documents including plans <a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=661000">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=661000</a>			
<b>10.</b>	EPF/3228/21 <i>Ian Ansell</i>	49 A Hainault Road Chigwell IG7 5DH <i>Mr D Floyd</i>	Proposed front & rear extension.
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<b>11.</b>	EPF/3260/21 <i>Muhammad Rahman</i>	1 Coopers Close Chigwell IG7 6EX <i>Mr Halil Suzen</i>	Erection of a ground floor single storey rear extension, part first floor rear extension & front porch extension.
If you are viewing this report in an electronic format, click on the link below to view related documents including plans <a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=661144">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=661144</a>			



<b>12.</b>	EPF/3300/21 <i>Muhammad Rahman</i>	2 Stradbroke Drive Chigwell IG7 5QX <i>Mr &amp; Mrs Naseem</i>	Ground floor 1.5 x storey front extension as well as a first floor 2 x storey rear extension.
If you are viewing this report in an electronic format, click on the link below to view related documents including plans <a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=661319">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=661319</a>			
<b>13.</b>	EPF/3200/21 <i>Ian Ansell</i>	Grange Court 72 High Road Chigwell IG7 6PT <i>Mr Stephen Ashton</i>	Application for Grade II* Listed Building for proposed installation of x 5 no rooflights (including one automatic opening vent) and x 2 no sun pipes into roof to main house, above 2nd floor.
If you are viewing this report in an electronic format, click on the link below to view related documents including plans <a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=660897">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=660897</a>			
<b>14.</b>	EPF/3201/21 <i>Ian Ansell</i>	Grange Court 72 High Road Chigwell IG7 6PT <i>Mr Stephen Ashton</i>	Application for Grade II* Listed Building for proposed repairs to portico to the main house.
If you are viewing this report in an electronic format, click on the link below to view related documents including plans <a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=660898">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=660898</a>			

**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:

<b>1.</b>	EPF/3234/21 <i>Marie-Claire Tovey</i>	19 Retreat Way Chigwell IG7 6EL Mr V Denardis	Application for a Lawful Development certificate for a proposed loft conversion.
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2.	EPF/3193/21 <i>Sophie Ward Bennett</i>	Tutein Farm Grove Lane Chigwell IG7 6JQ <i>Mr Ian Stephenson</i>	Application for Approval of Details reserved by conditions 4" details of foul and surface water disposal", 5"details of the treatment of all boundaries", 11"Phase 1 Land Contamination investigation", 12"Phase 2 site investigation", 13"detailed remediation scheme", 14"verification report", 16"One IFR Schwegler Bat Tube" & 22"wheel washing or other cleaning facilities" for <b>EPF/0621/18</b> . (Demolition of existing commercial building and erection of 4 dwellings)
3.	EPF/0009/22 <i>Graham Courtney</i>	10 Great Oaks Chigwell IG7 5ES <i>Mr Angelo Agathangelou</i>	An application to determine if Prior Approval is required for a proposed Larger Home Extension measuring 5.00 metres, height to eaves of 3.00 metres & a maximum height of 3.11 metres.
4.	EPF/3261/21 <i>Muhammad Rahman</i>	1 Coopers Close Chigwell IG7 6EX <i>Mr Halil Suzen</i>	Application for a Lawful Development certificate for a proposed erection of a rear dormer extension.
5.	EPF/3274/21 <i>Zara Seelig</i>	21 Lee Grove Chigwell IG7 6AD <i>Rutherford</i>	Application for a Lawful Development certificate for a proposed garage conversion, internal reconfiguration and all associated works.

## 8. DECISIONS BY EPPING FOREST DISTRICT COUNCIL

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

EPF/2851/21 <i>Zara Seelig</i>	16 Park View Chigwell IG7 5DF <i>Mr Antonio Konsa</i>	Proposed single storey conservatory to the rear of the dwelling at ground floor level.
EPF/2646/21 <i>Muhammad Rahman</i>	69 Turpins Lane Chigwell IG8 8BA <i>Mr &amp; Mrs P Mighall</i>	Proposed external staircase & alterations.
EPF/2647/21 <i>Kie Farrell</i>	14 Courtland Drive Chigwell IG7 6PN <i>Mr &amp; Mrs Shaw</i>	Remove existing conservatory and outbuilding. Replace with new outbuilding and single storey rear extension with crown roof and 2 rooflights.



EPF/2700/21 <i>Sukhvinder Dhadwar</i>	16 Dacre Gardens Chigwell IG7 5HG <i>Mr Ginda Singh</i>	Insertion of window to front elevation.
EPF/2719/21 <i>David Maguire</i>	Broad Oaks 34 High Road Chigwell IG7 6DW <i>Mr and Mrs Subaskaran</i>	Demolition of an existing house, pool house and garage with other outbuildings, and erection of a replacement 14-bedroom two storey dwelling and garages.
EPF/2737/21 <i>David Maguire</i>	Thrift House Gravel Lane Chigwell IG7 6DQ <i>Mr. &amp; Mrs. Patel</i>	A proposed 2 x storey rear extension; a garage extension as well as the reduction of an existing outbuilding and removal of an existing conservatory structure.
EPF/2545/21 <i>David Maguire</i>	164 Trotwood Chigwell IG7 5JW <i>MS FARKHUNDA WAQAS</i>	Two storey part single storey rear extension and two storey side part single storey front extension.
EPF/2608/21 <i>Zara Seelig</i>	4 Barton Close Chigwell IG7 6LJ <i>Mr Stella</i>	Proposed overhanging canopy over the existing front & garage door. (by 800mm & finished in aluminium cladding)

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

EPF/2703/21 <i>Robin Hellier</i>	88 Bracken Drive Chigwell IG7 5RD <i>Mrs K Ingram</i>	TPO/EPF/19/09 (Ref: T43 & T44) T1: Hornbeam & T2: Oak – Crown reduce by up to 2m, as specified.
<p><b><i>Comments of the Parish Council</i></b></p> <p>The Council <b>OBJECTS</b> 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, <b>OBJECTED</b> 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/2775/21 <i>Robin Hellier</i>	58 Stradbroke Drive Chigwell IG7 5QZ <i>Mr Adrian Cole</i>	TPO/EPF/17/09 (Ref: T37 & T38) T1: Oak & T2: Hornbeam – Crown reduce by up to 3m, as specified.
<p><b>Comments of the Parish Council</b></p> <p>The Council <b>OBJECTS</b> 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, <b>OBJECTED</b> 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/2750/21 <i>Zara Seelig</i>	44 Coopers Close Chigwell IG7 6EU <i>Mr. Moe Ahmed</i>	Proposed outbuilding.
<p><b>Comments of the Parish Council</b></p> <p>The Council <b>OBJECTS</b> to this application, because the proposed structure is excessively large and bulky in appearance, further it would be positioned too close to the site boundary. If, the planning authorities grant the necessary permissions for this development, it is requested that conditions be included which would disallow the building being used as a place of residence.</p>		
EPF/2889/21 <i>Ian Ansell</i>	51 Manor Road Chigwell IG7 5PL <i>Mr and Mrs Vickeneswaran</i>	Variation of condition 2 'Plan nos' on planning permission <b>EPF/0723/20</b> (Demolition of existing dwelling and erection of a replacement dwelling with basement)
<p><b>Comments of the Parish Council</b></p> <p>The Council <b>OBJECTS</b> to this application because of the unexplained deficiency of a sustainability checklist, which is an essential constituent of all planning applications for new developments.</p>		





EPF/2636/21 <i>Robin Hellier</i>	32 Chigwell Grange High Road Chigwell IG7 6BF <i>Mr Hao Dong</i>	TPO/EPF/09/12 T12: Oak & T13: Ash – Crown reduce, as specified.
<p><b>Comments of the Parish Council</b></p> <p>The Council <b>OBJECTS</b> 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, <b>OBJECTED</b> 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/2092/21 <i>David Maguire</i>	2 Tomswood Road Chigwell IG7 5QW <i>Mr Qassim Qureshi</i>	Application for a proposed single storey rear extension.
<p><b>Comments of the Parish Council</b></p> <p>The Council <b>OBJECTS</b> to this application, because it may cause inappropriate treatment being carried out on trees, which have TPO's. If, however, the district council's landscape and arboricultural Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive its objections.</p>		
EPF/2496/21 <i>Brendan Meade</i>	4 Linkside Chigwell IG7 5DN <i>Ms Jacqueline Pease- Cox</i>	Renewal of change of use of a piece of land from recreational to residential.
<p><b>Comments of the Parish Council</b></p> <p>The Council <b>OBJECTS</b> to this application, because the proposed 'change of use' pertains to an area of land within the Metropolitan Green Belt. If, however, the district council's Planning Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive its objections.</p>		

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

EPF/2534/21 <i>Brendan Meade</i>	4 Maxwell Court Sunnymede Chigwell IG7 6DZ <i>Mr. T Singh</i>	Conservatory at the rear and dormer loft above part of the roof
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### ***Summary Of Refusal***

The proposed rear dormer window by reason of its design, scale and excessive height and width, appears as a disproportionate and incongruous addition and fails to complement or enhance the appearance of the existing dwelling and surrounding area contrary to policies CP2, CP7 & DBE10 of the adopted Local Plan 1998 & 2006, policies DM9 & DM10 of the Local Plan Submission Version 2017 and the NPPF 2021. The proposed rear dormer window by reason of its design, window size and Juliette balcony would result in overlooking and a harmful loss of privacy to neighbouring residential dwellings and their rear gardens. As such the proposal fails to safeguard the living conditions of the occupiers of these neighbouring properties, contrary to policies CP7 & DBE9 of the adopted Local Plan 1998 & 2006, policy DM9 (H) of the Local Plan Submission Version 2017 and the NPPF 2021.

EPF/2546/21 <i>Zara Seelig</i>	8 Hainault Grove Chigwell IG7 5DJ <i>Mrs B Mendel with Mr &amp; Mrs Philips</i>	Conversion of loft space to habitable accommodation including new windows, skylights and renewable energy services. Extension to existing garage and widening of door opening. <b><i>(Revised application to EPF/1251/21)</i></b>
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### ***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 2021. 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/2823/21 <i>Kie Farrell</i>	98-100 Hainault Road Chigwell IG7 5DJ <i>Mr Rana</i>	Proposed demolition of 2 x semi-detached dwellings and an erection of 7 flats to accommodate 1, 2 and 3 bedrooms along with parking, amenity and landscaping <b><i>(Revised application to EPF/1894/21)</i></b>
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### ***Comments of the Parish Council***

The Council ***STRONGLY OBJECTS*** to this application because the proposal is an over-development of the site, out of character to the existing street scene, would cause a loss of amenity to the neighbouring properties and result in overlooking into these properties. Further, there appears to have been no consideration given to sustainable building techniques.



### *Summary Of Refusal*

The proposed flatted development, by virtue of the increased level of development proposed represents an over intensive use of the site, demonstrated by the increased footprint, scale and bulk of the building which would be out of character with the scale and pattern of development in the surrounding area which is primarily single family dwellinghouses. As such the development would be contrary to policies CP7, DBE1 and DBE9 of the adopted Local Plan and Alterations, policies DM9 and DM10 of the Local Plan Submission Version (2017) and the NPPF. The proposed development by reason of its, design, scale, bulk and siting would appear overbearing and visually intrusive when viewed from neighbouring residential properties resulting in a loss of outlook and residential amenity. Furthermore, the proposal would result in overlooking / a harmful loss of privacy to neighbouring residential dwellings and their rear gardens. As such the proposal fails to safeguard the living conditions of this neighbouring property, contrary to policies CP7, DBE2 & DBE9 of the adopted Local Plan 1998 & 2006, policy DM9 (H) of the Local Plan Submission Version 2017 and the NPPF 2021. The proposal does not provide sufficient off street car parking provision which could lead to inappropriate kerbside parking on Hainault Road. Hainault Road is a classified 'A Road' and bus route and this proposal could lead to vehicles parking out on the A123 to the detriment of highway safety. The proposal is therefore contrary to the aims and objectives contained within the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011, Policies ST4 & ST6 of the adopted Local Plan 1998 & 2006, Policy T1 of the Local Plan Submission Version 2017, and the NPPF 2021. In the absence of a completed Section 106 planning obligation the proposed development fails to mitigate against the adverse impact that it will have on the Epping Forest Special Area for Conservation in terms of recreational pressure and air pollution. Failure to secure such mitigation is contrary to policies CP1, CP6 and NC1 of the Epping Forest Local Plan (1998) and Alterations (2006), policies DM 2 and DM 22 of the Epping Forest District Local Plan Submission Version 2017, Paragraph 180 of the NPPF, and the requirements of the Habitats Regulations 2017.

EPF/2573/21  
*Muhammad  
 Rahman*

Bramstons  
 Roding Lane  
 Chigwell  
 IG7 6BE  
*Miss Louise Sugar*

Proposed erection of a single dwelling with associated parking and landscaping following demolition of the existing house.

### *Comments of the Parish Council*

The Council **OBJECTS** to this application, because this proposal would be an over-development, sited within the Metropolitan Green belt, which would exceed the volumetric capacity of the existing dwelling. Consequentially, the proposed structure due to the dimensions, mass and bulk, would be inappropriate for this area.



### ***Summary Of Refusal***

The application site is located in the Metropolitan Green Belt. The proposed replacement dwelling would be materially larger than the one which it replaces. In addition, due to its excessive scale and footprint the proposed development will have a significant physical impact on openness constituting substantial harm. No very special circumstances have been demonstrated that are sufficient to outweigh the significant harm to the Green Belt and to the purposes of including land within the Green Belt. The development is therefore contrary to policy GB2A and GB15A of the adopted Local Plan and Alterations and Policy DM4 of the Local Plan Submission Version 2017 and the NPPF (2021). No bat emergence/re-entry surveys have been submitted and therefore it has not been possible to determine whether bat roosts are present within buildings to be demolished / trees to be removed. In the absence of this information the Local Planning Authority is unable fully and properly assess the impact on protected species. The proposed development is therefore contrary to policy NC4 of the adopted Local Plan 1998 & 2006, policy DM1 of the Local Plan Submission Version 2017 and Chapter 15 the NPPF 2021.

EPF/1972/21  
*Kie Farrell*

4 Ely Place  
Chigwell  
IG8 8AG  
*Dr Mohhmad Islam*

Proposed first floor side extension, repositioning of front entrance door, downlighting to front elevation and first floor landing window.  
***(Revised application to EPF/1386/21)***

### ***Comments of the Parish Council***

The Council ***OBJECTS*** to this application, because the proposed development would be detrimental to the host building and result in over-looking into the adjacent property, thereby adversely affecting the amenity space of the neighbour.

### ***Summary Of Refusal***

The proposed development, due to the proximity to the shared boundary, would close the important gap between the existing properties to the detriment of the character and appearance of the street scene, contrary to policy DBE10 of the adopted Local Plan and Alterations, policy DM 9 of the Submission Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework. The proposed development, due to the bulk and proximity to the shared boundary, would have an overbearing impact on the neighbouring residents at number 3 Ely Place resulting in a loss of amenity, contrary to policy DBE9 of the adopted Local Plan and Alterations, policy DM 9 of the Submission Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework.



EPF/2111/21 <i>Zara Seelig</i>	9 Bracken Drive Chigwell IG7 5RG <i>Mr Flamur Gaxha</i>	Single storey rear and side extension. Change roof formation to include 3 roof dormers and formation of lower ground level.
<p><b><i>Comments of the Parish Council</i></b> The Council <b>OBJECTS</b> to this application, because the proposed development would be out of keeping with the existing aesthetic of the locality. Further the described extensions would be detrimental to the host building.</p> <p><b><i>Summary Of Refusal</i></b> The proposal by reason of its poor design, size and scale would result in bulky and prominent dwelling which would appear out of character with the pattern of development in the street scene and inappropriate in its wider context. The proposal would fail to enhance the appearance and character of the surrounding area contrary to Policies CP2 and DBE10 of the Adopted Local Plan 1998, Policies SP7 and DM10 of the LPSV 2017 and the NPPF 2021. Due to the bulk and mass of the proposal and differing land levels, there would be an adverse impact caused to neighbouring properties by reason of the overbearing scale. The proposal does not comply with policies DBE9 of the Adopted Local Plan, DM9 of the LPSV 2017 and the NPPF 2021. 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</p>		
EPF/2524/21 <i>Brendan Meade</i>	2 Murtwell Drive Chigwell IG7 5ED <i>Mr M Chaudry</i>	Proposed double storey extension.
<p><b><i>Comments of the Parish Council</i></b> The Council <b>OBJECTS</b> to this application because the proposed extension would an over-development of the site. Further the extension would be too close to the site boundary.</p> <p><b><i>Summary Of Refusal</i></b> The proposal by virtue of its mass, height and position close proximity to the boundaries of the site would cause a terracing effect with the neighbouring property at 1 A Murtwell Drive. It will also have a seriously overbearing impact on the living conditions of this neighbouring property. The proposal therefore fails to complement the streetscene and would lower the spatial standards of this suburban location which in turn would be detrimental to its local distinctive character and as such is contrary to the requirements of chapter 12 of the NPPF, policies CP2, DBE2, DBE9 and DBE10 of the Combined Policies of Epping Forest District Local Plan and alterations 2008 along with policies DM9 and DM10 of the Submission Version Local Plan 2017.</p>		



## 9. CONSULTATION FOR PLANNING APPLICATION



Members are advised that correspondence, as shown at **Appendix 1**, has been received from Waltham Forest District Council/EFDC regarding the demolition of all existing buildings and structures and the erection of building blocks to provide a mixed-use scheme that would accommodate 496 residential units. The development would comprise thirteen buildings that would range between two and twelve storeys, at: Land at Estate Way, and gateway Business Centre, Church Road, E10

The documents for this application may be accessed via the hyperlink, at the respective appendix.

Members are advised that the closing date of this consultation is 21 days from the date of the received letter.

Members are asked to **CONSIDER** and **APPROVE** an appropriate response, to this consultation.

## 10. 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