

Report Item No: 1

APPLICATION No:	EPF/0010/07
SITE ADDRESS:	2 Forest Way Loughton Essex IG10 1JG
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Loft conversion with a rear dormer window.
DECISION:	Deferred

This item was deferred to the next meeting of the Committee to allow the summary of representations to be updated and give an opportunity for the objectors to be notified of the next meeting.

Report Item No: 2

APPLICATION No:	EPF/1004/07
SITE ADDRESS:	33 and 35 Lower Road Loughton Essex IG10 2RT
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Erection of a new semi detached 4 bedroom dwelling.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to first occupation of the building hereby approved the proposed window openings in the flank wall shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A and B shall be undertaken without the prior written permission of the Local Planning Authority.

Report Item No: 3

APPLICATION No:	EPF/0791/07
SITE ADDRESS:	Land Rear of The Forge Lambourne Road Chigwell Essex
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	Erection of 11 flats and 1 House - (revision to EPF/878/06)
DECISION:	Refuse

REASON FOR REFUSAL

- 1 The proposal would result in an overdevelopment and over-intensification of the site, and the current infrastructure and surrounding highway will be incapable to meeting the increased demand. the proposal will therefore be detrimental to the character of the area, highway safety and amenities of the occupants of neighbouring residential properties, contrary to policies DBE2, ST4 and H3A of the Adopted Local Plan and Alterations.

Report Item No: 4

APPLICATION No:	EPF/1065/07
SITE ADDRESS:	114,116,118 Manor Road Chigwell Essex IG7 5PW
PARISH:	Chigwell
WARD:	Chigwell Village Grange Hill
DESCRIPTION OF PROPOSAL:	Replacement of 3 no. existing detached dwellings with the erection of 12 no. residential apartments (Revised application)
DECISION:	Refuse

The Committee's attention was drawn to a letter of support from 20 Montpellier House, Manor Road.

REASON FOR REFUSAL

- 1 This proposal, by reason of its bulky size and appearance, would have an overbearing impact upon the neighbouring house at 112 Manor Road, and harm the character of the local area as well as set an unwanted precedent for similar large and intrusive developments in the locality, leading to further detriment of the character of this part of Manor Road. The proposal will therefore be contrary to policies DBE1 and DBE2 of the adopted Local Plan and Alterations.