

Application No: **EPF/2672/22** Officer: Loredana Ciavucco RETURN: 9th January 2023
Planning History File Number: 009592
Location: **50 Orchard Drive, Theydon Bois, Epping, CM16 7DJ**
Proposal: Erection of single first storey side and rear extension, and alteration to ground floor to accommodate external side access to rear.
Return: **No Objection – subject to** materials used for the external finishes of the proposed development to match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

Application No: **EPF/2680/22** Officer: Loredana Ciavucco RETURN: 9th January 2023
Planning History File Number: 000246
Location: **29 Morgan Crescent, Theydon Bois, Epping, CM16 7DU**
Proposal: Removal of existing rear conservatory. Proposed rear and side single storey extension with rooflights.
Return: **No Objection.**

Application No: **EPF/2704/22** Officer: Muhammad Rahman RETURN: 9th January 2023
Planning History File Number: 014300
Location: **44 Forest Drive, Theydon Bois, Epping, CM16 7EZ**
Proposal: Rear and side extension and roof conversion to bungalow, revised scheme.
Return: **Strong Objection.** This revised design would not relate positively to its context, reflecting neither the scale of the existing property, nor that of the group of adjacent bungalows, particularly given the previous considerations that had been given to retaining the rhythm and repetition of the architectural features which unite this distinctive group.

6. To consider the following Variation of Condition application:

Application No: **EPF/2273/22** Officer: Caroline Brown RETURN: 16th January 2023
Planning History File Number: 023422
Location: **52 Morgan Crescent, Theydon Bois, Epping, CM16 7DX**
Proposal: Variation of condition 2 on EPF/1971/21 (Demolish existing detached garage and carport, erection of two storey side extension and single storey rear extension).
Return: **No Objection.**

11. Planning Clerk's Report

The Tree Warden advised that the wider than conditioned construction of a vehicle crossover to a village property has recently been replaced with a narrower crossover that accords with approved plans.

12. Any Other Matters relating to Planning, without decision

CLlr Morris reported that some residents of Forest Side are using the services of a private security operator to deter further incidence of recent anti-social behaviour.

CLlr Morris alerted the Committee to works on and in front of the boundary of Larkmead Hall, at the corner of Coopersale Lane.

CLlr Morris, in his capacity as Epping Forest Verderer, will arrange for Planning Committee members to visit Great Gregories Farm, in advance of a pending planning application at the site.

CLlr Morris flagged Natural England's response to the consultation on further Main Modifications to the Epping Forest District New Local Plan (LPSV 2017) and its reference Theydon Bois Wood.

CLlr Gooch advised that an extension to the rear of a village property appears to be co-joined to the standalone garage, contrary to planning permission. A planning enforcement enquiry to EFDC enforcement will be raised.

CLlr Gooch closed the meeting at 9.40 pm.

Signed CLlr Peter Gooch

19th January 2023

ADDENDUM to Minutes of the Theydon Bois Parish Council Planning Committee Meeting – 5th January 2023

Epping Forest District Council – Planning Applications Decisions – Theydon Bois – December 2022:

Application ref	Site Address	Proposal	Decision	Determination Level
EPF/2426/22	14, Morgan Crescent, Theydon Bois, Epping, CM16 7DX	Two and one storey side and rear extensions to house. Revised application - October 2022	Approve with Conditions	Delegated Decision
EPF/1840/22	27, Theydon Park Road, Theydon Bois, Epping, CM16 7LR	Proposed Garage Conversion, First Floor Side/Rear Extension and Loft Conversion.	Approve with Conditions	Delegated Decision
EPF/1916/22	13, Hornbeam Close, Theydon Bois, Epping, CM16 7JT	Loft Conversion involving front and rear dormers.	Refuse	Delegated Decision
EPF/2630/22	22, Hornbeam Road, Theydon Bois, Epping, CM16 7JX	Removal of existing garage. Two storey side extension, single storey rear extension. Front porch.	Approve with Conditions	Delegated Decision
EPF/1873/22	7A, Piercing Hill, Theydon Bois, Epping, CM16 7JN	The proposal is for a single storey ground level and lower-level rear extension, patio, and terrace area, to a private house	Approve with Conditions	Delegated Decision
EPF/2147/22	55, Morgan Crescent, Theydon Bois, Epping, CM16 7DU	First floor side extension	Approve with Conditions	Delegated Decision
EPF/1523/22	5, The Weind, Theydon Bois, Epping, CM16 7HP	Application for a proposed rear & side, part ground and part 2 storey extension.	Approve with Conditions	Delegated Decision
EPF/2466/22	38, Woburn Avenue, Theydon Bois, Epping, CM16 7JS	Certificate of lawful development for a proposed hip to gable loft extension and L shape dormer in connection with a loft conversion.	Lawful	Delegated Decision
EPF/2461/22	Mossford Green Nursery, Abridge Road, Theydon Bois, Epping, CM16 7NR	Demolition of existing buildings, erection of replacement dwelling and 5no. new dwellings (reduction following refusal EPF/3379/18)	Refuse	Delegated Decision
EPF/2470/22 and EPF/2471/22	Pakes Farm, Poplar Row, Theydon Bois, Epping, CM16 7NB	Replacement of the existing side conservatory with a slightly larger, single-storey garden room and erection of a new two-storey side extension to accommodate a breakfast room and en suite bathroom	Refuse	Delegated Decision
EPF/1446/22	Little Gregories, Little Gregories Lane, Theydon Bois, Epping, CM16 7JP	Demolition of 21st century single storey extension to the rear and one and a half storey rear projection. Erection of a part one and a half storey extension and single storey extension to the rear. Creation of a part basement.	Approve with Conditions	Delegated Decision
EPF/1438/22	45 Dukes Avenue, Theydon Bois, Epping, CM16 7HQ	Double storey side / rear and single storey rear extensions	Approve with Conditions	Delegated Decision
EPF/2469/22	38, Woburn Avenue, Theydon Bois, Epping, CM16 7JS	Proposed ground floor wraparound, front porch, facade alterations, floor plan redesign and all associated works at 38 Woburn Avenue	Approve with Conditions	Delegated Decision