

insufficient for the amenity of occupants (4) negative impact on neighbour amenity due to a wraparound balcony positioned above the rear extension.

Application No: **EPF/2011/23** Officer: Caroline Brown RETURN: 16th October 2023

Planning History File Number: 013989

Location: **33 Blackacre Road, Theydon Bois, Epping CM16 7LT**

Proposal: Roof remodelling to provide a loft conversion incorporating an increase of the existing ridge level, front and rear feature glazed elements and front porch.

Return: **Strong Objection.** The proposal would add considerably to the bulk, mass and height of the existing dwellinghouse. The result would be out-of-keeping with the scale of adjacent neighbouring properties, while its dominance would negatively impact the visual amenity of the streetscene.

Application No: **EPF/2042/23** Officer: Muhammad Rahman RETURN: 16th October 2023

Planning History File Number: 005331

Location: **23 Elizabeth Drive, Theydon Bois, Epping CM16 7HJ**

Proposal: Second Storey Side Extension.

Return: **No Objection.**

6. To consider the following Approval of Details Application:

Application No: **EPF/2026/23** Officer: Mohinder Bagry RETURN: 9th October 2023

Planning History File Number: 003746

Location: **4 Hill Road, Theydon Bois, Epping CM16 7LX**

Proposal: Application for approval of details reserved by condition 5 'Surface Water Drainage' and condition 10 'EVCP' on planning permission EPF/2740/19 (Proposed demolition of an existing two storey & single storey side extension, subdivision of site, erection of a new detached dwelling & provision of a part two storey/part single storey rear extension to the donor property with x2 no. new vehicle crossovers for each dwelling)

Return: **Noted.**

6. Planning Clerk's Report

An Appeal has been lodged with the Planning Inspectorate in respect of demolition of existing buildings, and the erection of a replacement dwelling house plus 5 new dwellinghouses on a property situated on the Abridge Road. Four further Appeals have been raised in respect of refused Householder planning applications.

7. Any Other Matters relating to Planning, without decision. None.

Cllr Gooch closed the meeting at 9.22 pm.

Signed Cllr Peter Gooch

2nd November 2023

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

Epping Forest District Council – Planning Applications Decisions – Theydon Bois – September 2023:

Application ref	Site Address	Proposal	Decision	Determination Level
EPF/1446/23	1 Thrifts Hall Farm Mews, The Coach House, Abridge Road, Theydon Bois, Epping, CM16 7NL	TPO/EPF/41/10 T50: Lime - Fell and replace, as specified	Approve with Conditions	Delegated Decision
EPF/1633/23	6, Woodland Way, Theydon Bois, Epping, CM16 7DZ	Single storey side and rear extension. Demolition of existing garage.	Approve	Delegated Decision
EPF/1476/23	Little Gregories, Little Gregories Lane, Theydon Bois, Epping, CM16 7JP	Application for approval of details reserved by condition 3 'External Finishes', condition 4 'Additional Drawings', condition 8 'Archaeological Investigation', condition 12 'Building Regulations upgrading' and condition 16' Tree Protection and Arboricultural Survey	Split	Delegated Decision
EPF/1277/23	27, Woburn Avenue, Theydon Bois, Epping, CM16 7JR	Demolition of the existing rear extension and construction of a single storey wrap around extension at ground floor, minor internal alterations and loft conversion with rooflights.	Refuse	Delegated Decision
EPF/1054/23	Great Gregories Farm, Great Gregories Lane, Epping, CM16 4EJ	The erection of three agricultural buildings, roof canopy to existing building, water storage tank and retrospective consent for staff welfare cabin.	Approve with Conditions	Delegated Decision
EPF/1518/23	2, Avenue Road, Theydon Bois, Epping, CM16 7JJ	Certificate of lawful development for proposed garage conversion.	Lawful	Delegated Decision
EPF/1675/23	79, Coppice Row, Theydon Bois, CM16 7DL	Non Material Amendment to Existing roof altered to provide additional floor space, demolition of side extension, new extension to rear. Internal alterations. Existing garage to become habitable room.	Refuse	Delegated Decision
EPF/1787/23	Piggotts Farm, Abridge Road, Theydon Bois, Epping, RM4 1TX	Prior approval application under Part Q regulations for the conversion of three agricultural barns into 4 dwellings.	Approve with Conditions	Delegated Decision