

LONDON BOROUGH OF WALTHAM FOREST

Committee / Date:	Planning – 2 nd April 2024
Application Reference:	230402
Applicant:	Mr George Ruffy (GMH Mount Echo Limited)
Location:	55 Mount Echo Avenue, Chingford, London, E4 7JX
Proposed Development:	Demolition of single dwelling house and ancillary garages, construction of two separate buildings (a two and a half storey building and a part three/part four-storey building) to provide 9 residential units (4 x 3-bedrooms, 3 x 2-bedroom, 2 x 1-bedroom flats) with associated parking spaces, cycle parking, refuse storage and hard and soft landscaping.
Wards Affected:	Endlebury

1. FURTHER UPDATE:

- 1.1 Since the publication of the committee report the Local Planning Authority received two further representations from local residents.
- 1.2 The comments in the representations refer to matters that have been previously raised in representations from the original consultation (this is detailed out in paragraph 6.6 of the Planning Committee Report). Please see the following which have been addressed:

Objections	Officer Response
Legal rights of Echo Heights <ul style="list-style-type: none"> • Covenant restricting building to take place on a strip of land 	As noted in the committee report, any covenant or legal matter would not be regulated by Planning Legislation. This would be a matter to be resolved at a tribunal.
Reduction in soft landscaping	Through revisions the proposal has increased soft landscaping including along boundaries. Council's Tree Preservation and Urban Greening officers are in support of the current scheme.

<p>Pedestrian and highway safety from increased vehicles</p>	<p>No objections were raised by Council's Highways team.</p> <p>Whilst there may be a slight increase in vehicles as the site is not within a CPZ, it is not considered this would give rise to an unacceptable pedestrian and vehicle environment.</p>
<p>Amenity impact</p> <ol style="list-style-type: none"> 1. Loss of privacy, overlooking 2. Overshadowing, loss of light 	<p>Given the development site's reasonable separation distances away from neighbouring properties and its proposed tapered nature, it is considered that the proposal would not unreasonably result in loss of light, overshadowing or overlooking to existing occupiers.</p> <p>Furthermore, the application included a Sunlight and Daylight Assessment which assessed and concluded that the impact on neighbouring properties would not amount to an unreasonable harm. Officers concur with the findings.</p> <p>This is further explained in Section 10[E] of the committee report.</p>

2. RECOMMENDATION:

2.1 Officer's recommendation remains unchanged.