



The Counties Residents' Association

Protecting the interests of the community

12 September 2016

Councillor Helen Coomb
162 The Drive
ILFORD
Essex
IGI 3PP

Dear Councillor Coomb,

RE: 56 Preston Drive, Wanstead - Reference: 2220/16

We thank you for your email 24/8/16 @ 14.47 which has been discussed at our committee meeting on 5/9/16. Whilst we appreciate the detail into which your email enters, we are disappointed that it still does not address the fundamental complaint we have made.

We sought then and still seek clarification as to why a temporary permission in 2012 due to the personal circumstances of the applicant has been allowed to become a permanent approval in 2016. Our concern is not that the habitable outbuilding should remain ancillary to the main dwelling, but that a habitable outbuilding should not be permitted at all!

There is no justification for the approval of application 2220/16. There has been no material change to national planning law, local planning policies, the property or its surroundings since the original "temporary" approval under 1318/12. Furthermore, the fact that the original approval was conditioned as temporary and personal, clearly indicates that the approval was an exception to the rules. On what basis has LBR decided that what wasn't acceptable in 2012 is now acceptable in 2016?

Frankly it appears from the content of your email that LBR have simply decided to grant 2220/16 in order to dismiss the enforcement case resulting from non-compliance with

condition 5CP3 on application 1318/12. We are of the opinion that two wrongs do not make

a right and LBR's approval of 2220/16 now sets a very dangerous precedent for habitable outbuildings, or "beds in sheds" as is the popular term, worsened by the proximity of this property to the Wanstead Grove Conservation Area.

Please can you re-review this case and provide a response to our original complaint and what LBR now propose to do to mitigate the precedent set by this decision.

Yours sincerely,

Helen Zammett
Chair

Agreed with Scott Wilding
Chair, The Wanstead Society

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