

Mrs. Samantha Pope,  
Pope Developments,  
10, Carters Lane,  
Epping Green,  
Essex.  
CM16 6QJ.  
Tel: 07834 971288

10<sup>th</sup> May 2019

Development Control,  
Epping Forest District Council,  
Civic Offices,  
High Street,  
Epping,  
Essex  
CM16 4BZ

**RE: Double storey side extension with integrated annex at ground floor, single storey rear extension and roof alterations and conversion which include a new front and rear gable and a small character dormer window to the rear.  
At  
7 Beulah Road, Epping, Essex. CM16 6RH**

Dear Sirs/Madam,

I am applying on behalf of my clients Mr. and Mrs. Smith for householder planning permission to extend the property mentioned above.

**Description of proposal:**

Consent is being sought to extend the existing dwelling with a double storey side extension and a single storey rear extension with alterations to existing roof which will be extended and converted into two further bedrooms. The proposal also seeks to provide an integrated annex at ground floor with a separate side entrance whilst also allowing access into the main house for an elderly relative.

**Description of site:**

The application site is a detached two storey dwelling located on the north western side of Beulah Road within the town of Epping. The site is not situated within the Green Belt or a Conservation Area. The street comprises of a mix of dwellings including detached and some semi-detached however the north western side features detached dwellings entirely. The application site is unusual as it has a significant open area to the side of the property which currently accommodates a wooden garage.

**Relevant history:**

EF/2018/ENQ/01139 – Pre-Planning advice  
EPF/0743/02 – First Floor side extension – GRANT PERMISSION  
EPF/0320/02 – Erection of first floor extension – GRANT PERMISSION  
EPF/0202/00 – Erection of conservatory – GRANT PERMISSION  
EPF/0633/93 – Renewal of Planning Permission EPF/1043/88 – GRANT PERMISSION  
EPF/1043/88 – Extension and alterations – GRANT PERMISSION  
EPF/1050/88 – Extension and alterations – REFUSED PERMISSION

**Design:**

This proposal considers all points that were raised in the pre-planning advice. With the advice received we have created a stepped appearance to the front elevation with the side extension being set back from the main house and we have increased the distanced between the side of the property and the boundary with no.9 Beulah Road. The exception to the comments is that this proposal allows for the existing roof line to the original house to be raised because there is insufficient height in the existing roof to enable a conversion. Not only that, but the nature of the build requires the existing roof to be removed to allow for the re-design of the structural support and a new roof will therefore be installed. The existing front hipped gable will be bricked up to create a new gable end, a feature on many of the house along the road, and the new eaves position will be raised by 745mm yet due to the new roof being a shallower pitch than the existing, the overall ridge height increase will only be 370mm. Nevertheless, we have ensured that the roof line mimics the comments in the pre-planning where the roof over the side extension has a lower ridge height than the remaining house.

The proposal seeks to maximise the plot without compromising the neighbouring properties. The distance from the boundary with no.5 will remain the same whilst the distance from the boundary at no.9 will be set at 2m which is double that submitted at pre-planning. The application site will therefore maintain generous access on both sides of the property which is a unique feature in the road as most of the houses along that side of the road have been built right up to at least one boundary. In particular, the dwellings at no.11 and 13 show the properties built right up to both side boundaries so we believe, in comparison, our proposal remains sympathetic to the immediate neighbours.

You will see from the pre planning submission EF/2018/ENQ/01139 our clients need to house their elderly grandfather in an annex within the property. The grandfather being the previous owner of the property and with deteriorating health and eyesight, holds many memories of Beulah road and is very fond of the neighbours and the relationships he has built up over the 21years of living there. The family are therefore keen to keep him where he is comfortable and keep a close eye on him rather than let him go to a retirement home. The annex will be designed to fully comply with part M building regulations to future proof any possibility of wheelchair access.

Accordingly, please find enclosed the following: -

1. Application form signed and completed.
2. Site location plan at scale 1:1250 with the overall site outline in red along with a block plan scale 1:500 with proposal outlined in blue on drawing numbered 048/01A.
3. Drawings numbered 048/ 02A-07A inclusive showing the existing and proposed plans, and elevations.
4. Site photographs on photo sheet PH1-2 showing the property in its current state.

Please consider that I am open to discussing any amendments necessary and will update any drawings accordingly during the 8-week process.

I trust the enclosed will enable you to process and approve the application, but should you have any queries in this respect, please do not hesitate to contact me.

Yours Faithfully,

Mrs Samantha Pope  
*Interior Architectural Designer (BA Hons)*

*Spope*

**Pope Developments**

