



**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.