



Dear Zak,

Thank you for your pre-app enquiry at 12 Aldred Road.

The proposal involves the erection of additional storey at first floor level on the existing rear projection and the creation of a terrace to the rear.

The principle of creating an additional storey on the rear projection is considered acceptable. A number of other properties along the terrace have done so, including at nos. 11, 2 and 3. The additional storey at nos. 2 and 3 were given permission in 2011 and 2015 respectively and thus there is a precedent for such development in this location. It would be constructed of brick which would be appropriate in this context.

The additional storey should project to the same depth and height as the neighbouring first floor addition at no. 11. The loss of the hipped roof on the existing rear projection is however not encouraged. The hipped roofs forms a part of the character on the rear elevations on this part of the terrace and its loss would disrupt the rhythm of rear elevations. It would also significantly disrupt the symmetry of the pair with no. 13. It is therefore encouraged to keep the existing hipped roof i.e. to match the development at no. 11. This would help to preserve the rhythm of

the rear elevations. In addition, there is no planning history for the creation of the existing cutaway terrace. The proposed terrace would potentially create overlooking opportunities into the side infill extension and rear and side windows of no. 11 and any privacy screening would add visual clutter. In addition, the flat roof on the proposed first floor extension should also not be used as a terrace as this would offer overlooking into the rear dormer of no 11 and any railings or privacy screen would add visual clutter.

Any proposed windows on the rear elevation of the extension should be timber sash windows to be in keeping with the historic character of the terrace. Side elevation windows would be discouraged for amenity reasons, but these would need to be opaque glazing.

The proposed double bedroom would be 13sqm, served by a south-west facing window and rooflight with a floor to ceiling height of 2.1m which is considered to offer acceptable quality of accommodation.

In the event of the submission of a planning application you would need to provide the following for a valid application:

- A full planning application form with certificate B signed
- The correct fee
- Existing and proposed sections, drawings, and plans at a scale of 1:100
- Site location plan at a scale of 1:1250
- Design and access statement

Kind regards,

Edward Hodgson  
Planning Officer

