

Householder Proforma

Application Ref: 2021/0309
Address: 3 Flat Lane, Billingley,
Neighbour Representations: No

Consultations:

Conservation Officer – no objections The buildings are not typical of the prevalent historic vernacular in the village being of their time and of a resolutely Later C20 modern in appearance. Overall, the houses are a relatively neutral element in the conservation area, particularly due to the less than central location. Clearly however there is little / no historic contribution and no heritage significance in terms of age, fabric or design. The proposal seeks permission to add a second storey over the existing side outhouse, the removal of the large front porch and replacement with a more modestly proportioned porch, rationalisation of the front facing fenestration, a new rear doorway and general re-planning within. Overall, the building will appear longer and there will be some offset in terms of the symmetry of the whole building with next door. Even so, I see this as a perfectly reasonable and harmless way to extend the existing building and feel it will be no detriment to the conservation area or its setting.

Highways DC – no comments received

Parish Council – no comments received

Property Description: the property is a red brick built semi detached dwelling located within a row of 4 properties on the periphery of the conservation area.

The dwelling is situated in a modest plot and benefits from a single storey, lean to, heavily glazed front porch extension and a single storey side extension which in part, appears to form part of the original construction.

Proposed Extension: erection of a two storey side extension and single storey front extension

UDP Designation: Green Belt

Local Plan Designation: Green Belt

Conservation Area: Yes

Relevant History:

B/79/3627/HR - Outline application for residential development - Refused

B/87/0400/HR - Erection of extensions to dwelling - Approved

Acceptable in Principle: Yes

Side Extension:

	Yes / No (include comment if required)
Single Storey	
1. set back	
Two Storey / First Floor	
2. set back / set down (500mm minimum)	Yes; 500mm
3. less than 2/3 the width of the original dwelling	Yes; original dwelling 8.8m, up to 5.8m allowed – 3.6m proposed
All	
4. roof design corresponds to existing	yes
5. windows / doors of a similar design / proportion	yes

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6. habitable room windows on the side elevation	Ground floor wc window on side elevation
7. materials to match	yes
8. neighbouring property extended to side or windows?	no
9. Any change to parking or access?	No; property remaining a 3 bed; no loss of off street parking due to extension

Front Extension:

	Yes / No (include comment if required)
1. single storey?	yes
2. small projection? (confirm measurement)	1.8m projection 2.2m width
3. roof design corresponds to existing	Pitch roof; gable fronted 3.2m to ridge
4. windows / doors of a similar design / proportion	yes
5. materials to match	yes

Green Belt:

Original dwelling: 51.94m² GF; 51.94 FF Total 103.88m²

The element housing outhouse, wc and boiler room are considered original, and are shown as detached on 1960s plan.

Existing Extensions

Rear extension 16.28m²

Side extension linking outhouse and dwelling has not been included as to be demolished

Front porch extension has not been included as to be demolished.

Total 16.28m²

Proposed extensions

Single storey front extension – 6.2m²

Two storey side extension GF – 21.38m²

Two storey side extension FF – 19.17m²

Total Proposed – 46.75m²

Total existing and proposed

16.28 + 46.75

Total 63.03m²

Within 100% with 40m² available

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Recommendation: Approve

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

The development hereby approved shall be carried out strictly in accordance with the amended plans TF21002 Rev 2 received 22nd June 2021 and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

The external materials shall match those used in the existing building.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.