Householder Proforma

Application Ref: 2022/0451 **Address:** 35 Staincross Common, Staincross, S75 6JF

Proposal: Erection of single storey side/ rear extension to dwelling



Neighbour Representations: 1 Letter of concern with the following issues:

- Side windows are missing from the submitted drawings.
- Confirmation that vehicular access to 35A will remain clear during construction.

Comments were passed onto the agent for information

Property Description: The site is located on Staincross Common in Staincross. Staincross Common is a residential road characterised by large individually designed detached properties, set back and at a higher level to the road. The road itself slopes down from the northwest to the southeast. The site consists of a large, detached stone-built property, 2 storey in height with an existing balcony to the rear, 1.5 storey side extension and a single storey lean to side extension on the adjacent elevation providing a utility. The rear garden is large and well screened by a mix of walls and hedges. A shared driveway serves the host property and 35A Staincross Common located beyond the rear garden.

Proposed: The proposal is for a single storey side/ rear extension to the property. The side extension will span from the utility at the side projecting 5m to the rear and 4m from the main house measuring 6.94m in width, in an L shape wrapped around the property with a lean to and hipped roof design. The proposal will provide a large kitchen extension and will be built in matching stone and tile. Two roof lights are proposed on the rear elevation along with bi-folding doors on the rear and side elevation facing into the rear garden area.

Consultations: None

Local Plan Designation: Urban Fabric

Conservation Area: No

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Relevant History:

- B/90/0877/DT Convert office to residential & extension to provide dwelling and garage (Outline)
- B/90/1750/DT Convert office to residential & extension to provide dwelling and garage
- B/90/1759/DT Erection of garage extension to dwelling & construction of access
- B/91/0813/DT Conversion & extension to existing building to form dwelling
- B/97/0655/DT Demolition of existing building & erection of dwelling and garage
- B/98/1350/DT Widening of vehicular access to form 2 no. separate driveways
- B/03/1082 Erection of porch extension
- 2022/0659 Lifting of garage roof to create an office space with dormers.

Acceptable in Principle: The proposal is acceptable in principle. Extensions to domestic properties are acceptable in principle subject to the following assessment:

Side Extension:	yes
Single Storey	
1. set back	Yes, an extension of the existing utility extension, extends to the rear.
Two Storey / First Floor	
2. set back / set down (500mm minimum)	
3. less than 2/3 the width of the original dwelling	
All	
4. roof design corresponds to existing	Yes, lean to as existing extension
5. windows / doors of a similar design / proportion	Yes, the windows and doors are of similar design and are in proportion.
6. habitable room windows on the side elevation	Bi-folding doors are proposed facing 37 Staincross Common. As this is single storey extension only the proposal will be screened by the existing boundary treatment. The proposals are not expected to affect the residential amenity currently enjoyed by the adjacent occupiers.
7. materials to match	Yes
8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	No

Rear Extension:

	Yes
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	Detached dwelling

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2. semi-detached and less than 4m?	Detached dwelling, extension projecting 4m to the rear.
3. if more than 3m are the eaves more than 2.5m in height?	No, eaves 2.25m, less than 2.5
Two Storey	
4. terraced property and less than 2.5m (projection to the rear)?	
5. semi-detached and less than 3.5m?	
All	
6. materials to match	Yes
7. roof design compliments / ties in well	Yes, the lean-to of the existing utility will continue to the rear and into a hipped to match the host property.
8. habitable room windows on the side elevation?	Bi-folding doors are proposed facing 37 Staincross Common. As this is single storey extension only the proposal will be screened by the existing boundary treatment. The proposals are not expected to affect the residential amenity currently enjoyed by the adjacent occupiers.
9. distance to rear boundary (shared with another residential property) 10m or more?	Yes

Front Extension:

	No
1. single storey?	
2. small projection? (confirm measurement)	
3. roof design corresponds to existing	
4. windows / doors of a similar design / proportion	
5. materials to match	

Dormer Extension

	No
1. Pitched roof dormer on principle roof slope?	
2. Flat roof dormer on rear roof slope?	
3. Dormers in street scene & similar style?	
4. Set below roof ridge?	
5. Set in [ideally 0.5m] from both the eaves and gable edge?	
6. Set in 0.5m from party walls?	

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Garage / Outbuilding*

	No
6. single storey?	
7. height to eaves 2.5m or less?	
8. sympathetic design and materials to main dwelling?	
9. If room in the roof space, is it storage only?	

*granny annexes shouldn't be on this form

Green Belt:

	Measurements
1. Original dwelling	
2. proposed extensions	
3. any existing extensions (the lean-to extension may not be modern but included it in here just in case)	
4. total extensions (including proposed)	

Recommendation: Grant subject to conditions