

Householder Proforma

Application Ref: 2024/0848 **Address:** 3 Briar Grove, Penistone, Sheffield, S36 6UJ

Applicant: Page

Application: 2 storey rear extension and creation of new side entrance to 2 storey detached dwelling.

Neighbour Representations: One letter of support

Property Description: The site is located within a modern housing estate in Penistone. The site consists of a large, three bedroomed detached dwelling, brick built with a pitched roof design. The property has a single storey side/ rear attached garage set back from the frontage with off street parking provided in front. The driveway provides off street parking for 2 vehicles. The rear is bound by wooden fencing enclosing a generous rear garden. The properties to the rear are off set.

Location Plan Site Address: 3, Briar Grove, Penistone, Barnsley, S36 6UJ	
Date Produced: 01-Oct-2024	Scale: 1:1250 @A4



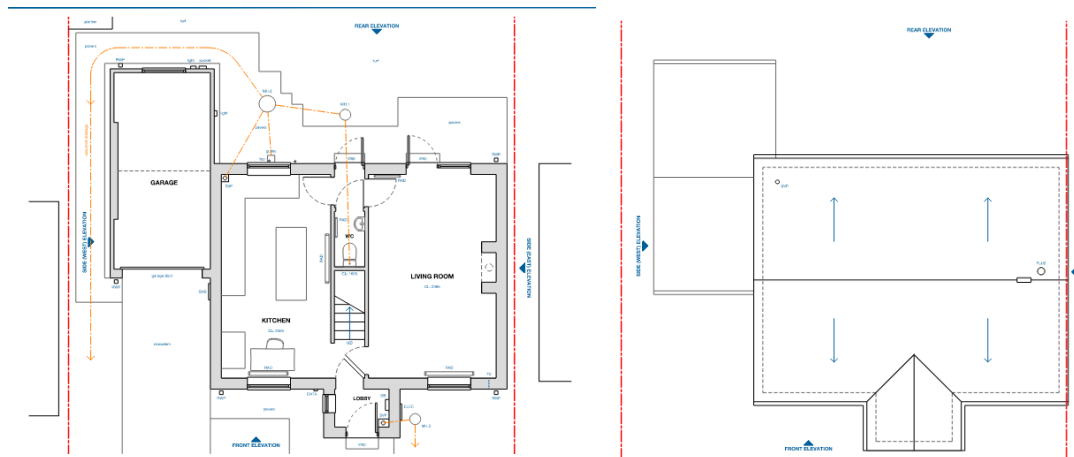
Planning Portal Reference: PP-13431942v1

Designed by
Yourspace Ltd

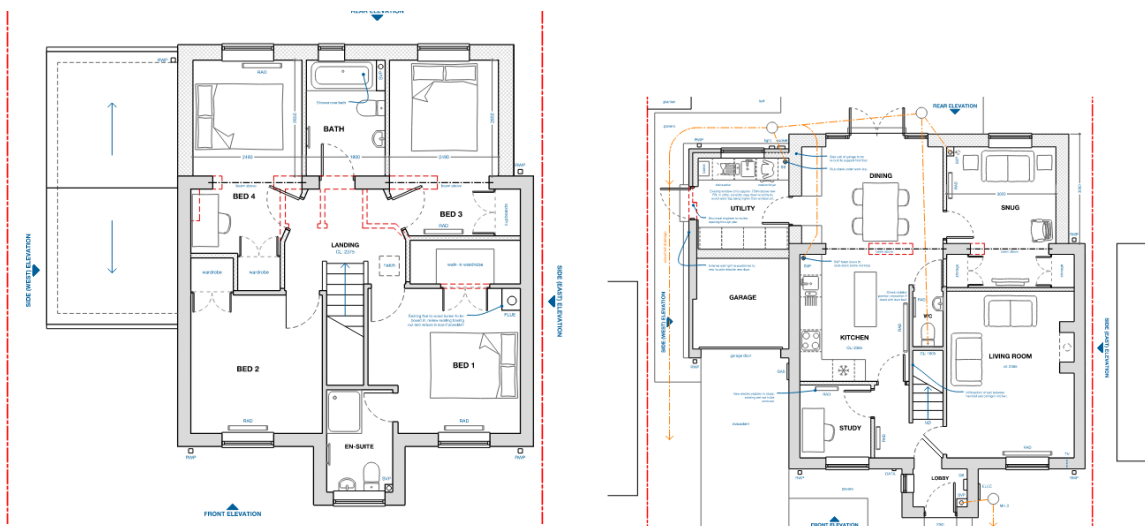
0 50
Metres



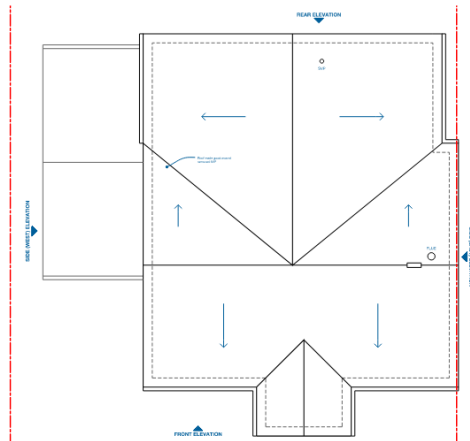
Householder Proforma



Proposed: The proposal is for a two-storey extension located at the rear of the property in line and attached to the existing garage projection. The proposal will project to the rear by 3m and span across the rear elevation. The proposal will be in matching brick and tile with a pitched gable roof. The proposal will create a dining room and snug at ground floor level. Part of the existing garage will be converted into a utility accessed from the new dining room and a new side entrance will also be created. The proposal will provide an additional bedroom and with the reconfiguring of the first floor will also enlarge the existing rear bedroom.



Householder Proforma



Consultations:

Penistone Town Council– No comments

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: None

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

Side Extension:	No
Single Storey	
1. set back	
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	
5. windows / doors of a similar design / proportion	
6. habitable room windows on the side elevation	
7. materials to match	
8. neighbouring property extended to side or windows?	
9. Any change to parking or access?	

Householder Proforma

Rear Extension:

	Yes
Single Storey	No
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	
3. if more than 3m are the eaves more than 2.5m in height?	
Two Storey	Yes
4. terraced property and less than 2.5m (projection to the rear)?	
5. semi-detached and less than 3.5m?	Detached property, 3m rear projection
All	
6. materials to match	Yes, this will be conditioned
7. roof design compliments / ties in well	Yes, pitched roof design in keeping with the existing property.
8. habitable room windows on the side elevation?	No
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?	

Householder Proforma

6. Set in 0.5m from party walls?	
----------------------------------	--

Garage / Outbuilding*

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)	

The proposal is for a two-storey rear extension attached to the existing garage. The proposal is modest in size and although the materials are not stated on the plans they are noted on the application form and matching materials will be conditioned. There is adequate distance between the rear elevation and the properties beyond the rear garden. The rear projection is not expected to negatively impact on the neighbouring properties in line with planning policy.

Recommendation: Grant subject to conditions: