

Householder Proforma

Application Ref: 2024/0180 **Address:** 16 Greenside, Hoylandswaine, S36 7JH

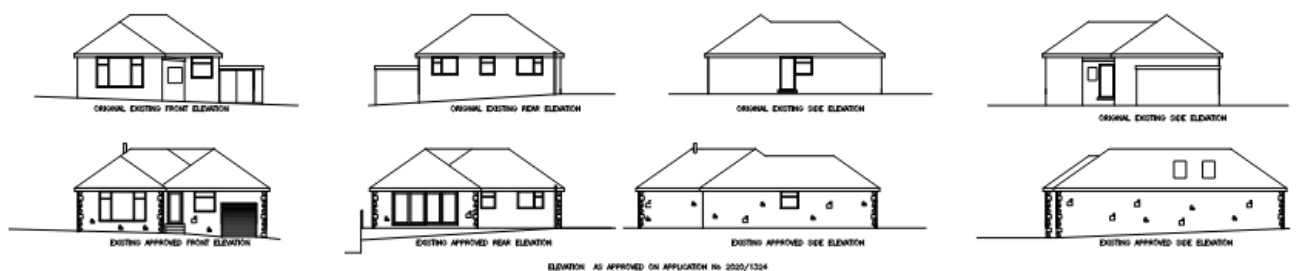
Applicant: Mr Christopher Smith

Application: Erection of new integral garage to side (incorporating en-suite to existing bedroom) to detached single storey dwelling.

Neighbour Representations: None

Property Description: The site is located on Greenside in Hoylandswaine which is characterised by detached and semi-detached bungalows. Planning permission for a front side and rear extension was approved under application 2020/1324. The property was also to be rendered as part of this permission. This extension has been started but not yet completed. The approved application will be taken into consideration when making this decision.

The host property is a single storey brick-built bungalow, no. 16 Greenside. The property is detached with a hipped roof design. The property is amongst a highly residential area with a detached dwelling at a lower level to the north and a pair of semi-detached bungalows to the south oriented with the rear elevation facing the side view of the host property.



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Proposed: The proposal is for a single storey side extension to the southern elevation. The extension will be set back by 0.65m, project to the side 3.85m and measure 10.43m in length. The proposal will have a flat roof and be rendered to match the finished approved application 2020/1324.



Consultations:

Penistone TC – No comments received

Highways – Support the amended plans

Trees - No objections

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:	Yes
Single Storey	
1. set back	Yes, 0.65m
Two Storey / First Floor	
2. set back / set down (500mm minimum)	
3. less than 2/3 the width of the original dwelling	
All	

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4. roof design corresponds to existing	No, the proposal is for a flat roofed extension, however, there are lots of flat roofed extensions evident within this immediate location both on the side and the front of neighbouring properties.
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	No
7. materials to match	Yes, render to match the previous approval 2020/1324
8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	Additional car parking provided in front of the garage and existing off street parking to remain in addition.

Rear Extension:

	No
Single Storey	
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	
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	
7. roof design compliments / ties in well	
8. habitable room windows on the side elevation?	
9. distance to rear boundary (shared with another residential property) 10m or more?	

Front Extension:

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	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?	

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)	

Recommendation: Grant subject to conditions: