

Householder Proforma

Application Ref: 2022/0582

Address: 15 Hackings Avenue, Cubley, S36 6BN



Neighbour Representations: No objections

Property Description: The site is located in the small Village of Cubley on Hackings Avenue. The property is the end terrace of a block of 4, set back from the road, designed with a pitched roof and rendered grey. Due to the large set back from the road the property benefits from good-sized front and rear gardens and a long side driveway leading to garages and outbuildings at the rear. The property is an L shape design, 2 stories in height, mirroring the attached, the 2-storey rear element has been designed with a lean-to roof attached to the neighbours to create a pitch together with the gable facing towards the rear. There is an existing single storey lean to conservatory filling in the L shape gap at the rear. The rear/ side of the property is bound with a mix of fencing and hedges which provide adequate privacy screening.

Proposed: The proposal is to replace the existing conservatory with a 2-storey rear extension in the same position. The extension will project 6.07m to the rear in line with the existing and measure 3.16m in width stepped in from the side by 0.26m. The proposal will be rendered to match the existing and is proposed to have a flat roof. 3 side facing windows are proposed at ground floor level and a bathroom at first floor level. Patio doors will face into the rear garden on the ground floor with a bedroom window above.

Consultations:

Penistone Town Council – No objections

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History:

B/02/0384/PU - Erection of first floor extension to dwelling

2009/0162 - Erection of first floor rear extension to dwelling (Resubmission)

2022/0390 - Take down existing conservatory and replacement with single storey rear extension

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	

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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?	

Rear Extension:

	Yes, 2 storey
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)?	The property is the end terrace of a row of 4. The proposed projection is 6.07m to the rear which is significantly more than the recommended projection for terraced properties, however, the large projection is already established with the existing footprint, the proposal is to fill in the gap to square off the property at the rear and due to its position is not expected to result in diminished residential amenity in line with Planning Policy.
5. semi-detached and less than 3.5m?	
All	
6. materials to match	Yes
7. roof design compliments / ties in well	No, the extension has been designed with a flat roof, however, there are mitigating

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	circumstances. Due to the roof formation at the rear of the property it would be difficult to tie in a pitched proposal. Therefore in this setting a flat roof although not ideal is acceptable.
8. habitable room windows on the side elevation?	Yes, 3 side windows at ground floor level are proposed. There is an existing conservatory with a number of side facing windows, the proposal is to replace these with the 3 smaller windows which will lessen the existing residential impact. Along with the existing strong boundary treatment, the side windows will not result in a loss of residential amenity to the neighbouring property. There is an upper bathroom window proposed, it will be obscurely glazed and is non habitable.
9. distance to rear boundary (shared with another residential property) 10m or more?	Yes, approximately 13.4m

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?	

Garage / Outbuilding*

	No
6. single storey?	

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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.