

Householder Proforma

Application Ref: 2022/0119

Address: 2-3 Thurgoland Hall Fold, Thurgoland, S35 7EA



Neighbour Representations: None

Consultations: Parish Council – No objections

Property Description: Thurgoland Hall Fold is a small cul-de-sac accessed from Thurgoland Hall Lane consisting of terraced and semi-detached cottages. The property is a large, terraced cottage, central within a line of 3 attached cottages. All the cottages have been rendered different colours. The property is 2 stories in height, with a pitched roof and has been rendered a light pink colour. On the front elevation is an existing rendered porch with a pitched roof fronting Thurgoland Hall Fold. There is a small open front garden area which allows for parking to the front of the property. To the rear of the property is an existing single storey extension with a pitched roof and rendered to match the property.

Proposed: The proposal is for the erection of a front porch and replacement render to the whole property, and alterations to doors and windows including skylights.

The porch will measure 2.97m in width, project to the front by 1.79m, 2.16m to the eaves and 2.96m total height. The porch will be an open porch at the front and has been designed with a pitched roof and will be wider than the existing. The porch is proposed to be built in coursed stone and the render will replace the existing in the same colour.

The proposal is also to reconfigure the window and door arrangements to the rear, inclusive of new patio doors and a large, long double length window serving the internal staircase, and six new skylights are proposed 3 on the front elevation and to the rear.

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: None

Acceptable in Principle: The proposal is for a front porch extension to a domestic property. Planning Policy states that extensions to domestic properties are in principle acceptable providing they comply with the adopted Local Plan and associated documents. The proposal is for a modest porch within policy requirements therefore, the proposal is acceptable in principle.

Householder Proforma

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?	

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:

Householder Proforma

	Yes
1. single storey?	Yes
2. small projection? (confirm measurement)	Yes 1.79m
3. roof design corresponds to existing	Yes pitched to match the existing
4. windows / doors of a similar design / proportion	Yes
5. materials to match	No, the proposed porch will be in contrasting stone. Stone is evident within the surrounding properties and the property adjacent. There is an existing neighbouring porch within this row, which is also contrasting stone, therefore in this instance is not expected to look out of place.

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?	
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	

Householder Proforma

(the lean-to extension may not be modern but included it in here just in case)	
4. total extensions (including proposed)	

The reconfiguration and addition of the doors and windows is unlikely to cause any additional overlooking ensuring the privacy of neighbouring properties is retained, in line with Local Plan Policy. The render will replace the existing in colour and type, and is therefore not expected to cause any disruption to the visual amenity of the area in line with Policy.

Recommendation: Grant subject to conditions