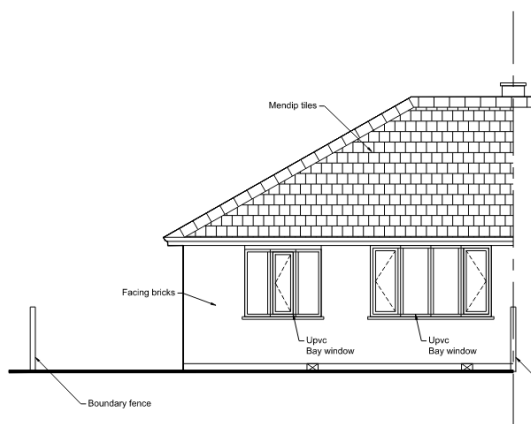


Householder Proforma

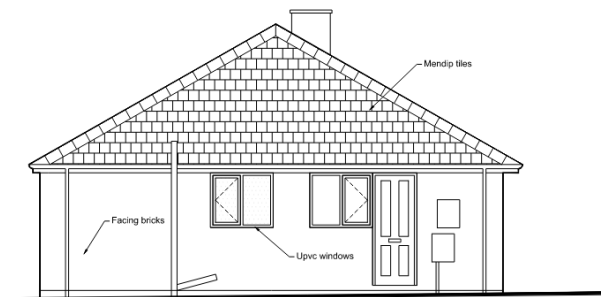
Application Ref: 2023/0199 **Address:** 24 Lane Head Rise, Staincross, S75 6NQ

Neighbour Representations: None

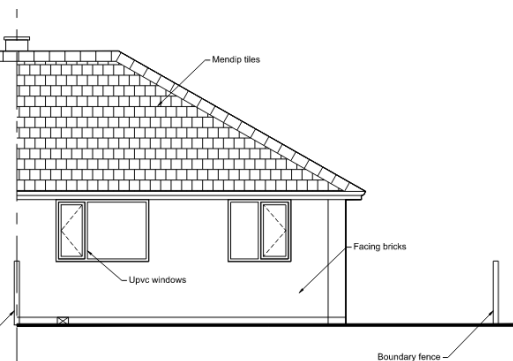
Property Description: The site is located Lane Head Rise just off Sackup Lane in Staincross. Lane Head Rise is characterised with two storey and single storey properties of differing designs. The site is located within a residential area, surrounded by residential properties with a small area of green space directly adjacent. The site consists of a semi-detached bungalow, brick built with a hipped roof and bay windows on the front elevation. The neighbouring properties are bungalows of a similar style to the host property. The property is set back from the road with a good-sized front garden area lawned and with a driveway leading down the side of the property to a detached flat roofed garage at the rear. The front of the property is bound by a low-rise stone wall and fencing, and the neighbour has some small trees located on the shared boundary providing some privacy.



Existing Front Elevation
1:50



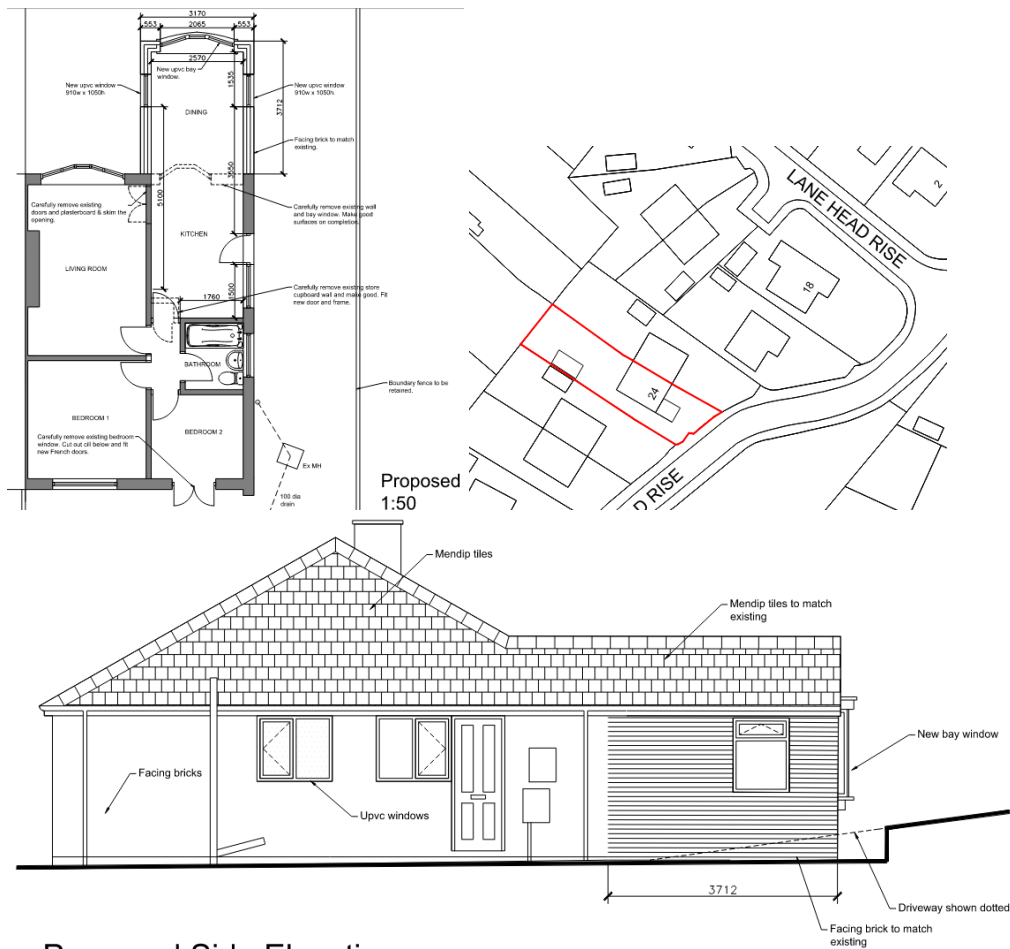
Existing Side Elevation
1:50



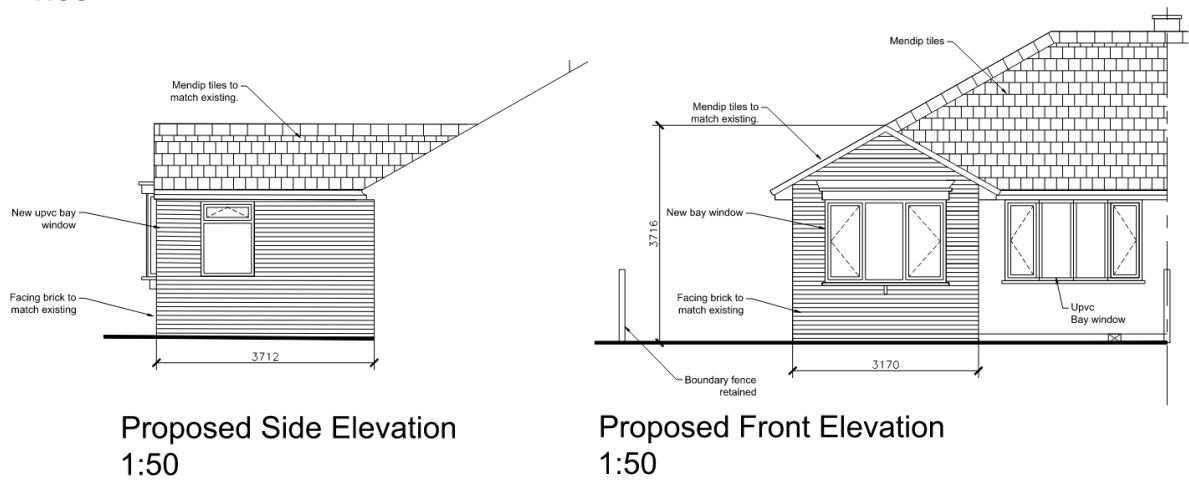
Existing Rear Elevation
1:50

Proposed: The proposal is to erect a single storey front extension, gable fronted with a pitched roof. The extension will be in matching materials and have a corresponding bay window facing to the front and windows located on both side elevations. The proposal will project 3.7m to the front and measure 3.1m in width, 2.4m to the eaves and will provide a dining room extension.

Householder Proforma



**Proposed Side Elevation
1:50**



**Proposed Side Elevation
1:50**

**Proposed Front Elevation
1:50**

Consultations: None

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: 2022/1150 – Single storey rear extension - approved

Householder Proforma

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?	

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	

Householder Proforma

8. habitable room windows on the side elevation?	
9. distance to rear boundary (shared with another residential property) 10m or more?	

Front Extension:

	Yes
1. single storey?	Yes
2. small projection? (confirm measurement)	The proposal will project 3.7m, which would not be classed as a small projection. The adjoining property and direct neighbours are of a similar design to the existing host property and do not have a front extension. When the wider street scene is assessed, front projections are not an uncommon feature within nearby properties on Lane Head Rise therefore, although different from the adjoining property, the proposal is not expected to be an incongruous feature within the street scene in line with planning policy.
3. roof design corresponds to existing	Yes, lowered, pitched roof to match the existing property.
4. windows / doors of a similar design / proportion	Yes, new bay window to the front to match the existing, and two new side windows are in proportion. Due to the position of the properties and the existing boundary treatment and placement of neighbouring trees, the proposed side windows are not expected to cause any overlooking in line with planning policy.
5. materials to match	Yes, brick and tile

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?	

Householder Proforma

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: