

Householder Proforma

Application Ref: 2021/1485

Address: 6 Hoover View, Wombwell, S73 0SH



Neighbour Representations: None

Consultations: None

Property Description: The site is located within a residential area, and amongst a row of similar styled properties, some of which have been extended at the front. The site consists of a semi-detached dwelling set back from the road. The property is set higher than the road with a sloping driveway and garden area on the frontage. The property is brick built, with a pitched roof and an integral garage, the front of which projects forward within a front extension, with a lean-to roof design. There is also an existing lean-to canopy providing shelter over the front door.

Proposed: The proposal is for the erection of a front extension to the property, projecting in line with the existing garage. The extension will project 3.25m and measure 4.02m in width across the front of the property and is designed with a lean-to roof and in matching materials. The applicant is converting the existing garage into a gym with a front porch and snug room provided within the proposed extension.

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: None

Acceptable in Principle: Planning Policy states that extensions to domestic properties are in principle acceptable providing they comply with the adopted Local Plan and associated documents, therefore, the proposal is acceptable in principle. In this case the proposal is for a front extension to a domestic property. As this is the most important elevation for its contribution to the street scene design and scale are important considerations.

The design fits in well with the host property and the surroundings. The size of the proposed extension is larger than would normally be acceptable, however, the unusual design of these houses with protruding garages is a key factor and the proposed will not detract from the quality of the existing dwelling or character of the street scene. The proposals will be built in matching materials

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and are not expected to cause any detriment to both residential amenity. It is therefore, in compliance with Planning Policy and the accompanying design guidance.

The conversion of the garage falls within permitted development rights, therefore does not require permission.

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	

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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)	Yes 3.25 in line with the existing integral garage projection.
3. roof design corresponds to existing	Yes, lean to as per the existing garage projection with a gable designed over the door to break up the frontage.
4. windows / doors of a similar design / proportion	Yes
5. materials to match	Yes

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	

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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 with conditions