

Householder Proforma

Application Ref: 2022/1053

Address: 24 Hartcliffe Avenue, Penistone, S36 6BQ



Neighbour Representations: None

Property Description: The site is located on Hartcliffe Avenue in Penistone. Hartcliffe Avenue is within a residential area characterised with a mix of different property types and designs. The Avenue slopes relatively steeply from Bluebell Avenue to Schole avenue. The site consists of a semi-detached dwelling, brick built with a pitched roof design. The property is set back from the road with a front, side and rear garden, the side providing a driveway leading to a detached garage at the rear. The property has a large flat roofed dormer to the rear. The rear garden is bound by a mix of fencing and a retaining wall due to the height difference with the neighbours at No.36.

Proposed: The proposal is to erect a rear extension projecting 4m at ground floor level and 2m at first floor level. The extension will have a pitched roof, with the gable facing to the rear with a lean to roof at ground floor level. The proposal will be in matching brick and tile. The proposal will provide a bedroom and bathroom extension at first floor and a kitchen below. 3 Roof lights will provide additional light into the kitchen along with patio doors leading into the rear garden area.

Consultations: Penistone Town Council – No comments

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:	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	

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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
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	The property is semi-detached with a proposed ground floor projection of 4m in line with Planning Policy.
3. if more than 3m are the eaves more than 2.5m in height?	No, the eaves are much higher at 2.62m. The rear garden is bound by a retaining wall to the Southwest, and due to the gradient of Hartcliffe Avenue the neighbour beyond is built at a higher level. As a consequence of this, the neighbouring property and high retaining wall overshadow the pair of semis to some degree. Furthermore, the detached garage will also impact the sun's path and cause some overshadowing. The proposed extension is expected to also cause some overshadowing however, when viewed alongside the existing the additional impact if any will be minimal. If the proposal had a reduced eaves height in my opinion it would be negligible in terms of impact. Usually eaves higher than 2.5m and a projection of more than 3m would be unacceptable however considering the above information,

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	in this instance the small increase is found acceptable.
Two Storey	Yes
4. terraced property and less than 2.5m (projection to the rear)?	
5. semi-detached and less than 3.5m?	Yes, the 2-storey element is 2m in height
All	
6. materials to match	Brick and tile are proposed, a condition will ensure they are matching.
7. roof design compliments / ties in well	Yes, pitched roof with a lean-to element which will complement the host property.
8. habitable room windows on the side elevation?	No side windows proposed
9. distance to rear boundary (shared with another residential property) 10m or more?	No, the distance is approximately 8.5m from the single storey element, however over 10m from the 2-storey element. When viewed along with the existing boundary treatment, the proposal is not expected to cause any detrimental overlooking to the neighbouring property beyond the rear boundary.

Front Extension:

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*

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	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 (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