

Householder Proforma

Application Ref: 2022/1194 **Address:** 26 Moorland Terrace, Cudworth, S72 8HN

Proposal: 2 Storey side and single storey rear extensions



Neighbour Representations: No objections

Property Description: The site is located on 56 Moorland Terraced and backs onto Coal Pit Lane in Cudworth. The site is large in size and consists of a semi-detached 2 storey dwelling, red brick with a hipped roof, set well back from the road with a large gated front garden area and off-street parking and a good-sized rear garden. The property has an existing single storey conservatory on the rear and car port on the side elevation which will be replaced if this application is successful. To the west of the site are a pair of semi-detached dwellings built at an angle to the host. The direct neighbour at 124 is on a large corner plot with a single storey detached garage located along the shared boundary with the host property. Wooden fencing provides the boundary to both the rear and front of the property.

Proposed: The proposal is for the erection of 2 storey side and single storey rear extension in an L shape design. The 2 storey side extension projects 2.4m to the side, is set back 0.56m from the front with a hipped roof design, and a corresponding lowered ridge. The rear extension projects 3m to the rear, 2.21m to the eaves, 5.17m in width across the rear with a lean to roof and is sited 2.9m away from the adjoining property. The proposal will be in matching brick and tile.

Consultations:

Highways DC – No objections

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:	Yes
Single Storey	
1. set back	
Two Storey / First Floor	
2. set back / set down (500mm minimum)	Yes, corresponding lowered ridge

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3. less than 2/3 the width of the original dwelling	Yes
All	
4. roof design corresponds to existing	Yes, a hipped roof to match the existing
5. windows / doors of a similar design / proportion	yes
6. habitable room windows on the side elevation	No side windows
7. materials to match	Yes, brick and tile, this will be conditioned
8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	Yes, the car port will be replaced with the 2-storey side extension, however, the front garden provides adequate off-street parking to satisfy planning policy.

Rear Extension:

	Yes
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	Yes, 3m
3. if more than 3m are the eaves more than 2.5m in height?	Not more than 3m, however, the eaves are 2.21m in height which is within policy guidelines.
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	Yes, matching brick and tile, this will be conditioned
7. roof design compliments / ties in well	Yes, lean to roof which ties in well with the host property.
8. habitable room windows on the side elevation?	There is a side utility window proposed on the rear extension, this is single storey height, 2.9m away from the boundary and when viewed along with the existing boundary fence is not expected to cause any additional overlooking issues.
9. distance to rear boundary (shared with another residential property) 10m or more?	Coal Pit lane is located beyond the rear boundary.

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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?	
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)	

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4. total extensions (including proposed)	
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Conclusion

Due to the position of the neighbouring property, the potential impact needs to be addressed regarding separation distance of the extension and the neighbouring property in order to protect residential amenity. Habitable room windows should not be less than 21m away from neighbouring habitable room windows and not less than 12m from blank gable. The distance between the rear elevation of no. 124 and the proposed side extension is approximately 10m. This is less than the 12m specified within the SPD, however there are mitigating circumstances to assess. The neighbouring property is built at an angle from the host property and is within a large corner plot. The extension will be located to the east of the neighbouring property; therefore loss of sun light will be minimal from midday. The neighbour has not submitted an objection or concern regarding the proposal. The neighbouring property has an existing single storey detached garage located along the shared boundary at the point of the proposed build. It is acknowledged that the proposed 2 storey extension will impact somewhat on the existing neighbour, however, due to the angle of the property, the proposed distance in-between and existing detached garage, when viewed collectively the proposal in this instance is acceptable.

Recommendation: Grant subject to conditions