

Householder Proforma

Application Ref: 2022/1213

Address: 64 Pontefract Road, Broomhill, S73 0YG



Neighbour Representations: None

Property Description: The site is located on Pontefract Road in Broomhill. Within this location are a mix of property types diverse in design and materials. The site consists of a brick built detached bungalow, gable fronting with a pitched roof. The property is set back from the road with a lawned front garden bound by a low brick wall. There is a long driveway stretching down the side of the property to a detached garage located at the rear. The detached garage is brick built with a flat roof. To the north of the site is a gable fronted bungalow with a front gable extension and to the south is a taller dormer bungalow. The property benefits from a generous rear garden area bound by a mix of brick walls, fencing and hedges.

Proposed: The proposal is to erect a single storey front gable extension, projecting to the front by 2.025m, 8.11m in width, 2.61m eaves and stepped in on both sides by 0.23m with a lower ridge than the existing. The proposal will have a pitched roof and will provide 2-bedroom extensions, 2 roof lights will provide additional light and new larger square windows will face the front. The materials will be in matching brick with contrasting grey brickwork to the eaves and verge.

The proposal is also to erect a rear extension projecting 3.938m to the rear, 8.556m in width, 2.51m to the eaves with a pitched roof. The materials will be in matching brick with contrasting grey brickwork to the eaves and verge. The proposal will provide a kitchen extension and is proposed to have a set of triple patio doors and a det of bi-folding doors to the rear, and a side window facing south towards the driveway. 6 rooflights will be installed as well as 2 large high level picture windows providing lots of light into the proposed space.

Consultations: Highways – 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:	No
Single Storey	

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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:

	Yes
Single Storey	Yes
1. terraced property and less than 3.5m (projection to rear)?	Detached
2. semi-detached and less than 4m?	Detached
3. if more than 3m are the eaves more than 2.5m in height?	The eaves are 2.51m to the rear and 2.61m at the front. Although higher than usually acceptable, the eaves match the existing property, and the proposals are set away from the shared boundaries, therefore in this instance the increased height is acceptable.
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	Matching brick and tile, except for the contrasting grey brickwork to the eaves and verge on both the front and rear extensions.

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	Within this location there are several differing and contrasting materials used within the nearby properties, therefore the contrasting materials in this instance is not expected to look out of place within this setting.
7. roof design compliments / ties in well	Yes, pitched roof to match the host property
8. habitable room windows on the side elevation?	A South side facing kitchen window is proposed within the rear extension. This is single storey height only, with an existing hedge providing a screen for privacy to the neighbouring property, therefore in this instance the side window is acceptable.
9. distance to rear boundary (shared with another residential property) 10m or more?	Yes, more than 10m

Front Extension:

	Yes
1. single storey?	Yes
2. small projection? (confirm measurement)	Yes, 2.025m projection within a good-sized front garden area. The property is located within an area of diversly designed properties some of which have front extensions, therefore when viewed within this setting the front extension is not expected to be an injurious feature within the street scene.
3. roof design corresponds to existing	Yes, pitched to match the existing
4. windows / doors of a similar design / proportion	The windows are larger than the existing, but as the street scene is diverse, the window changes are not expected to be visually obtrusive.
5. materials to match	Matching brick and tile, except for the contrasting grey brickwork to the eaves and verge on both the front and rear extensions. Within this location there are several differing and contrasting materials used within the nearby properties, therefore the contrasting materials in this instance is not expected to look out of place within this setting.

Dormer Extension

	No
1. Pitched roof dormer on principle roof slope?	

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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)	
4. total extensions (including proposed)	

Recommendation: Grant subject to conditions