Householder Proforma

Application Ref: 2021/1207 **Address: 20 Burntwood Road, Grimethorpe, S72 7JF**

Neighbour Representations: No

Property Description: End of terrace dwelling within a row of render and brick properties. The property styles are fairly consistent in appearance with several of the corner plots having detached garages. The property has a garage adjoining the side of the property and rear extension. The property is the last property before greenbelt, which is located the front, side and rear of the property. There are two public rights of way to the side of the property.





Proposed Extension: Proposed single storey side garage extension to dwelling

Local Plan Designation: Urban Fabric, although the property boarders Green Belt

Relevant History: N/A

Acceptable in Principle: Yes

Side Extension:

	Yes / No (include comment if required)
Single Storey	
1. set back	No – projection of 2m from front elevation (see below)
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	Yes – amended roof design ties into roof on main dwelling.
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	No

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7. materials to match	Yes
8. neighbouring property extended to side or windows?	No – although window proposed to the front of the garage is to be obscurely glazed which will maintain privacy.
9. Any change to parking or access?	Yes - The property currently has a hardstanding area that accommodates the parking of two vehicles off-street. The proposed garage, whilst not having the required 6.5m internal length, is considered to be of a sufficient size to allow two vehicles to be parked inside, particularly when taking into account that the proposed garage improves upon the width of the hardstanding area that currently accommodates two vehicles. Therefore Highways have requested that Permitted Development Rights are removed to ensure that the space is used for the purpose of the garaging of private motor vehicles associated with residential occupation of the property and ancillary domestic storage.

Front Extension:

	Yes / No (include comment if required)
1. single storey?	Yes
2. small projection? (confirm measurement)	2m projection from front elevation of property. Maximum projection of 5.7m from existing garage to side of property which is set back from front elevation.
3. roof design corresponds to existing	Yes – amended plans have been received which have a more acceptable roof design which ties into the property.
4. windows / doors of a similar design / proportion	Garage door proposed to front elevation.
5. materials to match	Yes

Recommendation: Approve with conditions