

Householder Proforma

Application Ref: 2022/0931

Address: 59 Monument Drive, Brierley, S72 9LU

Neighbour Representations: None

Property Description: The site falls within the former Colliery located off Brierley Road in Brierley. The site is located at the end of Monument Drive within a modern housing estate where it forms a cul-de-sac. The site is tucked into the corner adjacent to green belt. The site consists of a large modern end terrace, three stories in height, brick built with a pitched roof. There is a bank of three garages adjacent to the site, one of which serves this property, along with an off-street parking space in front. Due to the corner plot the dwelling benefits from a slightly larger garden comprising a front, side and rear garden. The front is open plan with the side and rear bound with fencing.

Proposed: The proposal is to erect a two-storey side extension projecting to the side by 3.34m and set back 0.2m from the front elevation. The extension will measure 6.52m at ground floor level, 4.72m at first floor level with a lean to roof at the rear. The proposal will be built in matching materials, and a pitched roof at first floor level to match the host property. The proposal will provide a large master bedroom at first floor level and a living room at ground floor level. A large picture window will be located on the second floor facing out towards the green belt.



Consultations: Highways DC – No objections

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: B/00/1405/HR - Residential Development - Erection of 77 dwellings.

B/02/1247/HR - Residential development of 99 dwellings (Revised Application)

B/04/0046/HR - Residential Development - Substitution of house types

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	

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Two Storey / First Floor	
2. set back / set down (500mm minimum)	Yes, a small set 0.2m, which is less than usually acceptable, however, due to the corner plot position with the bank of garages located directly adjacent the proposal will not have a significant impact on the surrounding street scene therefore in this instance the reduced set-back is considered acceptable.
3. less than 2/3 the width of the original dwelling	Yes, 3.34m in width
All	
4. roof design corresponds to existing	Yes, pitched to match.
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	Yes, a new window is proposed on the side elevation serving the bedroom, this will face the green belt therefore loss of privacy is not an issue.
7. materials to match	Yes, matching brick and tile
8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	No

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:

	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	

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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 subject to conditions