

Householder Proforma

Application Ref: 2022/0114

Address: 37 Shireoaks Way, Grimethorpe, S72 7AB



Neighbour Representations: No objections to proposal.

Property Description:

The site is located within a modern housing estate. The property is a red brick detached dwelling with a pitched roof design and integral garage. The property is set back from the road with a good-sized front garden and driveway providing off street parking. To the rear of the property is a generous garden bound by 1.8m close boarded fencing. On the rear elevation is a small rear extension/ bay with patio doors providing garden access. Beyond the rear boundary to the South is an area of Green Space, to the East is No 35 and to the West lays No. 39 Shireoaks Way.

Proposed:

A Prior approval has been granted for a rear extension projecting 6m and measuring 3.9m in width under application 2021/1245 adjacent to the eastern boundary with No. 35.

This application proposes a similar single storey rear conservatory extension projecting 6m to the rear, however the width of the proposal is larger than the approved proposal at 4.28m. The proposal will measure 2.45m to the eaves and 3.45m in total height. The extension has been designed with a solid brick wall adjacent to no. 35 Shireoaks Way, a glazed gable and glazed elevation with bi-folding doors facing no. 39 Shireoaks Way.

The proposed materials will be matching brick work, UPVC glazed windows and a pitched roof with lightweight tiles also to match the existing.

Local Plan Designation: Urban Fabric

Consultees: None

Conservation Area: No

Relevant History:

2021/1245 - Erection of single storey rear extension projecting out 6.0m from dwelling, with an eaves height of 2.45m and an overall height of 3.45m (Prior Notification Householder)

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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	
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)?	N/A
2. semi-detached and less than 4m?	N/A Detached dwelling projecting 6m to the rear.
3. if more than 3m are the eaves more than 2.5m in height?	The eaves are 2.45m in height
Two Storey	No
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, the brickwork will match the host property.
7. roof design compliments / ties in well	Yes
8. habitable room windows on the side elevation?	Yes however, there is a 1.8m close boarded fence providing adequate privacy. Residential amenity is not expected to be compromised.

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9. distance to rear boundary (shared with another residential property) 10m or more?	The rear boundary is not shared with another residential property.
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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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The proposal is large in projection at 6m. The neighbouring property at No.35 has a large rear extension close to the shared boundary. Prior approval has been granted for a similar extension also projecting 6m to the rear of the host property, therefore in this instance the 6m projection is acceptable and in compliance with Planning Policy.

Recommendation: Approve with conditions