

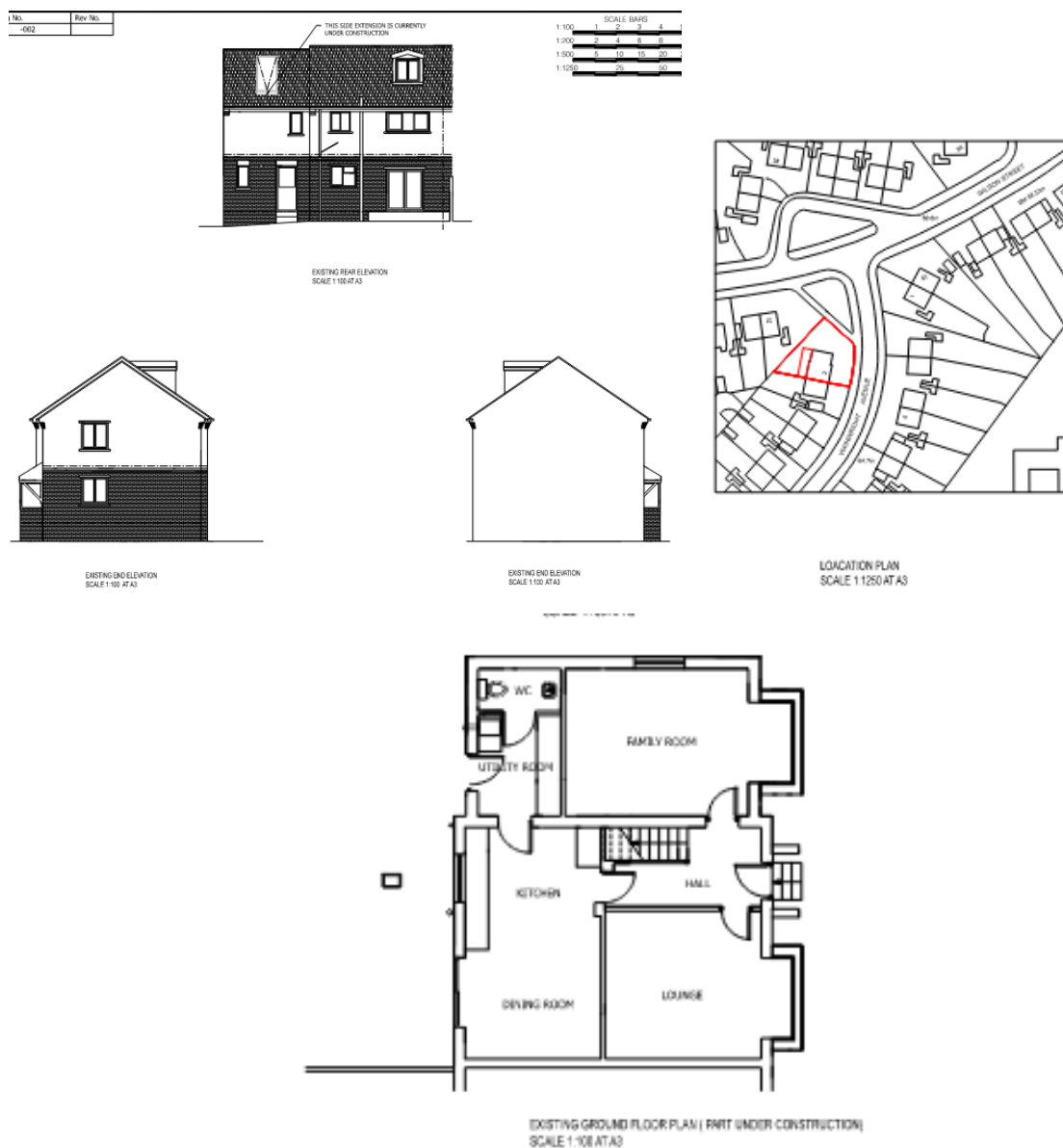
Householder Proforma

Application Ref: 2023/1131 **Address:** 2 Wainwright Avenue, Wombwell, S73 8LS

Application: Single storey rear extension to two storey semi-detached dwelling

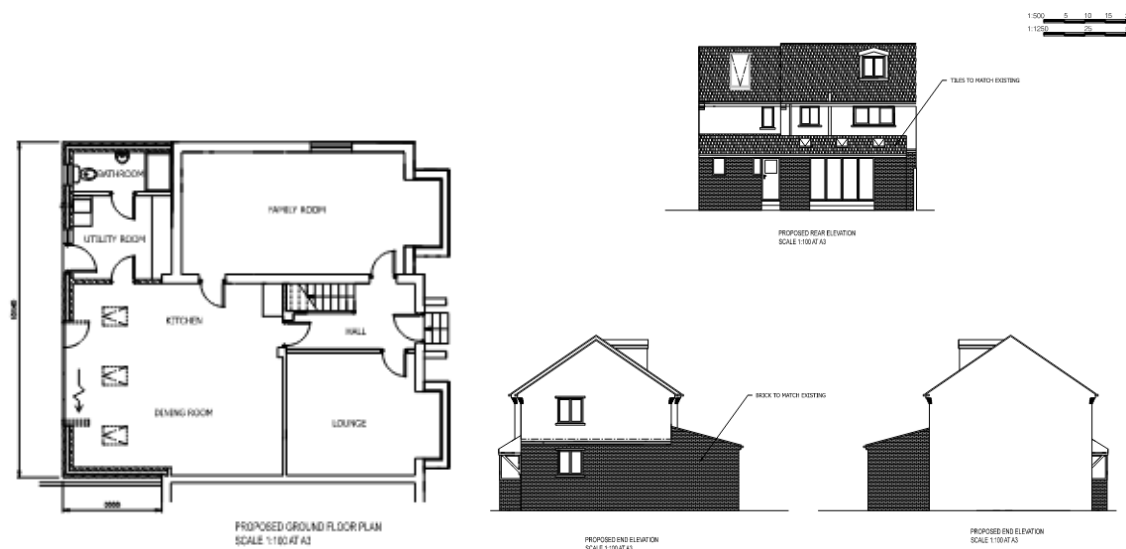
Neighbour Representations: None

Property Description: The site is located within a densely residential area close to the junction of Wainwright Avenue and Wison Street in Wombwell. The site is a large corner plot with a 2-storey semi-detached dwelling, red brick and render with a pitched roof design. A low brick wall forms the front and side boundary, with a wooden fence providing privacy at the rear. Off road parking is provided within the site at the front and side of the property. The adjoining property has a 2-storey side and single storey front extension, the side extension has a lowered ridge line. Planning permission was approved for a 2-storey side extension to the property in 2022, and building has commenced.



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Proposed: The proposal is for a single storey side/rear extension spanning across the existing rear elevation and the rear of the 2 storey side extension. The proposal will project to the rear by 3m and measure 10m in length. The proposal will be of single storey height, 2.59m to the eaves, 3.65m in total height. The proposal will provide a dining room and kitchen extension, a utility and bathroom. There are no side facing windows proposed. The materials will be brick and tile to match the existing.



Consultations: None

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: 2022/0963 Removal of outbuildings and erection of two storey side extension

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	N/A located at the rear of the 2-storey side extension
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, Lean to roof
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	No
7. materials to match	Yes

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8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	No

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
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
7. roof design compliments / ties in well	Yes, lean to
8. habitable room windows on the side elevation?	No
9. distance to rear boundary (shared with another residential property) 10m or more?	5.55m to rear boundary which is less than the usually acceptable 10m. The neighbour behind is located on an angle to the host property and as the proposal is single storey the existing boundary treatment to the rear is adequate to provide privacy.

Front Extension:

	No
1. single storey?	
2. small projection? (confirm measurement)	
3. roof design corresponds to existing.	

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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)	
4. total extensions (including proposed)	

Recommendation: Grant subject to conditions: