

Householder Proforma

Application Ref: 2023/0013

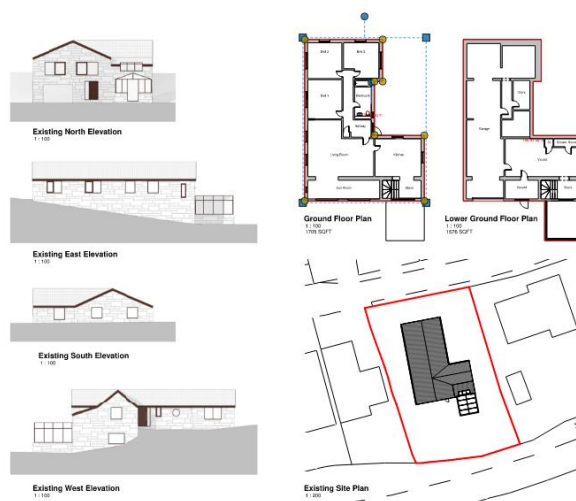
Address: Stonecroft, Old Mill Lane, Thurgoland, S35 7EG

Neighbour Representations: None

Property Description:

The property is a detached split-level stone-built bungalow on Old Mill Lane in Thurgoland. The property faces onto the River Don to the south and is set within the Green Belt as allocated within the Local Plan. To the west of the site are two new modern infill dwellings known as Vale House and Stone Wood View. Along the eastern boundary is an established hedge and beyond is a bungalow known as Tree View. The land slopes to the south toward the River Don, therefore the property is split level and includes rooms at lower ground level.

The property has been extended previously with the erection of a rear and side extension and a rear conservatory. The dwelling has parking to the front/side, with two gated accesses at either side of the dwelling.



Proposed:

The proposal is to erect a single storey side extension with a side projection of 4.8m x 10.58m to provide a garage with a bedroom to the rear, in matching stone with a pitched roof design and set back by 0.25m from the frontage of the building. The application proposes a single storey side extension on the adjacent elevation providing a porch measuring 1.55x2.6m designed with a flat roof and matching stone. The application will also see a single storey rear extension with a projection of 4.51m x 4.97m providing a sunroom at lower ground floor level and roof terrace above. This will replace the existing rear conservatory. The roof terrace will be enclosed with a glass balustrade on two sides and a stone wall to the eastern elevation. A new pitched roof will be provided to the rear of the roof terrace at ground floor level to replace an existing lean-to roof design. This will allow for full height glazing at the rear.

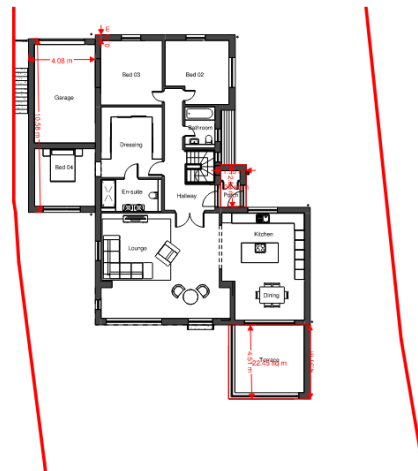
The property was previously extended to the rear two stories, as part of the changes it is proposed to remove part of a side wall at lower ground floor level to allow for a covered patio area recessed at the rear.

The extensions will be constructed in matching materials, except for the single storey rear extension and terrace above which will be in a contrasting stone.

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Proposed Lower Ground Floor Plan
Scale: 1:100



Proposed Ground Floor Plan
Scale: 1:100



Proposed North Elevation
Scale: 1:100



Proposed East Elevation
Scale: 1:100



Proposed South Elevation
Scale: 1:100



Proposed West Elevation
Scale: 1:100

Consultations:

Parish Council – No objections

Highways – No objections

Local Plan Designation: Green Belt

Conservation Area: No

Relevant History:

02/1091 – Erection of conservatory – Approved with conditions

88/0852 – Erection of bungalow and garage – Approved with conditions

87/0599 – Erection of extension to dwelling - Approved with conditions

2022/0944 - Erection of single storey side extension, single storey rear extension with roof terrace, new porch and associated works – Approve with conditions. This application is an amendment to the approved plans, with a similar proposal.

Acceptable in Principle: The proposal is acceptable in principle. Extensions to domestic properties are acceptable in principle subject to the following assessment:

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Side Extension:	Yes
Single Storey	
1. set back	Yes
Two Storey / First Floor	
2. set back / set down (500mm minimum)	Set back by 0.25m
3. less than 2/3 the width of the original dwelling	Yes
All	
4. roof design corresponds to existing	The proposed roof designs are in keeping with the host property. The side extension is pitched along with part of the rear extension. The small side porch has a flat roof, and although this is not always desirable, the porch is set well back and due to the existing roof arrangement, was the most appropriate design within this location. It is also noted that flat roofs are not an uncommon feature within this location.
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	No
7. materials to match	Yes
8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	Access to the site will remain as existing with off street parking and a new garage provided on site. Highways have been consulted with regards to this application and have no objections when assessed against Local Plan Policy.

Rear Extension:

	Yes
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	

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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, stone except for the roof terrace extension which will be in a contrast stone.
7. roof design compliments / ties in well	The proposed roof designs are in keeping with the host property. The side extension is pitched along with part of the rear extension. The rear extension will have a flat roof with a roof terrace above. Again this proposal is similar to that used within the neighbouring property and is therefore not an uncommon feature within this location.
8. habitable room windows on the side elevation?	Habitable room windows are proposed at lower ground floor level, the existing boundary treatment will provide adequate privacy. In terms of the roof terrace, an obscurely glazed balustrade will provide privacy to one side and the proposed stone wall adjacent, the 1.8m privacy screening is deemed acceptable within this location.
9. distance to rear boundary (shared with another residential property) 10m or more?	River Don to the rear

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?	

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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	245sqm
2. proposed extensions	Garage 43.14sqm Porch 4sqm Rear extension 22.45sqm
3. any existing extensions (the lean-to extension may not be modern but included it in here just in case)	130.61sqm (Some to be removed as part of this application)
4. total extensions (including proposed)	171.62sqm

Recommendation: Grant subject to conditions