

Householder Proforma

Application Ref: 2023/0180 **Address:** 7 Summerford, Ingbirchworth, Sheffield, S36 7GS

Neighbour Representations: None

Property Description:

The dwelling is a contemporary 4-bedroom detached property located in a small development. In common with other dwellings on the development, it is constructed of yellow stone, dark coloured UPVC windows and features a tiled cross gable roof. The principal elevation comprises of the front elevation and a side elevation which features a small two-story section of the principal dwelling and an attached single-story double garage.

Additions to the dwelling include a large rear conservatory, constructed of oak and glass, an oak canopy porch and wooden log store on the front elevation.

Proposed:

The proposal is to create a first-floor extension above the exiting attached garage. The extension would comprise of a bedroom and ensuite bathroom. Additional features include an oak fascia below the roof, a side elevation rooflight and tinted windows for privacy and to match the existing conservatory windows.



Local Plan Designation: Urban Fabric

Conservation Area: No

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Consultation:

Highways DC: No objection as despite the double garage not meeting current space standards, the garage is sufficient for one vehicle whilst a there is further provision for two vehicles on the driveway.

Parish Council: No response

Relevant History:

2020/0905: Erection of rear extension to the dwelling – Approved 6th October 2020

2015/0813: Variation of conditions 2 & 17 of application 2014/0198 – Approve 23rd September 2015

2014/0198 Erection of 13 detached dwellinghouses with associated access, car parking and landscaping. – Approved 25th June 2014

Acceptable in Principle: Yes, extensions to domestic properties are acceptable in principle subject to the assessment below

Side Extension:	Yes (the side elevation is part of the principle elevation)
Single Storey	
1. set back	Existing garage
Two Storey / First Floor	
2. set back / set down (500mm minimum)	No set back but set down
3. less than 2/3 the width of the original dwelling	Yes, as part of original dwelling
All	
4. roof design corresponds to existing	Yes
5. windows / doors of a similar design / proportion	The window frame is not of a similar design to the existing windows but is similar in design to the rear conservatory and front porch canopy. The proposed glass matches the existing conservatory glass,
6. habitable room windows on the side elevation	Yes, as the side elevation is also part of the principal elevation.
7. materials to match	Most materials will match the original dwelling whilst the remaining are complementary and match the oak additions to the dwelling
8. neighbouring property extended to side or windows?	Yes
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?	

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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	
8. habitable room windows on the side elevation?	
9. distance to rear boundary (shared with another residential property) 10m or more?	

Front Extension:

1. single storey?	No, extension on top of garage. On the side section of the principal elevation.
2. small projection? (confirm measurement)	No projection
3. roof design corresponds to existing	Yes
4. windows / doors of a similar design / proportion	The window frame is not of a similar design to the existing windows but is similar in design to the rear conservatory and front porch canopy.
5. materials to match	Most materials will match the original dwelling whilst the remaining are complementary and match the oak additions to the dwelling

Dormer Extension

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?	

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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)	

The proposal is a bold design but remains overall in keeping with the character of the dwelling. This is supported by previous additions to the dwelling, including the large rear conservatory, front canopy porch and log storage which are in a similar oak colour to the proposed extension. Due to the small nature of the development, the dwelling may be slightly out of character with nearby dwellings. However, in the wider area there are examples of Oak (or oak coloured) features on dwellings whilst the applicant's dwelling overlooks a large contemporary light-coloured wooden dwelling. There is no objection from Highways and the proposal would have a negligible effect on the light or amenity of neighbouring dwellings.

Recommendation: Approve with conditions.