

Householder Proforma

Application Ref: 2023/0433 **Address:** 29 Ivy Bank Close, Ingbirchworth, Sheffield, S36 7GT

Neighbour Representations: none

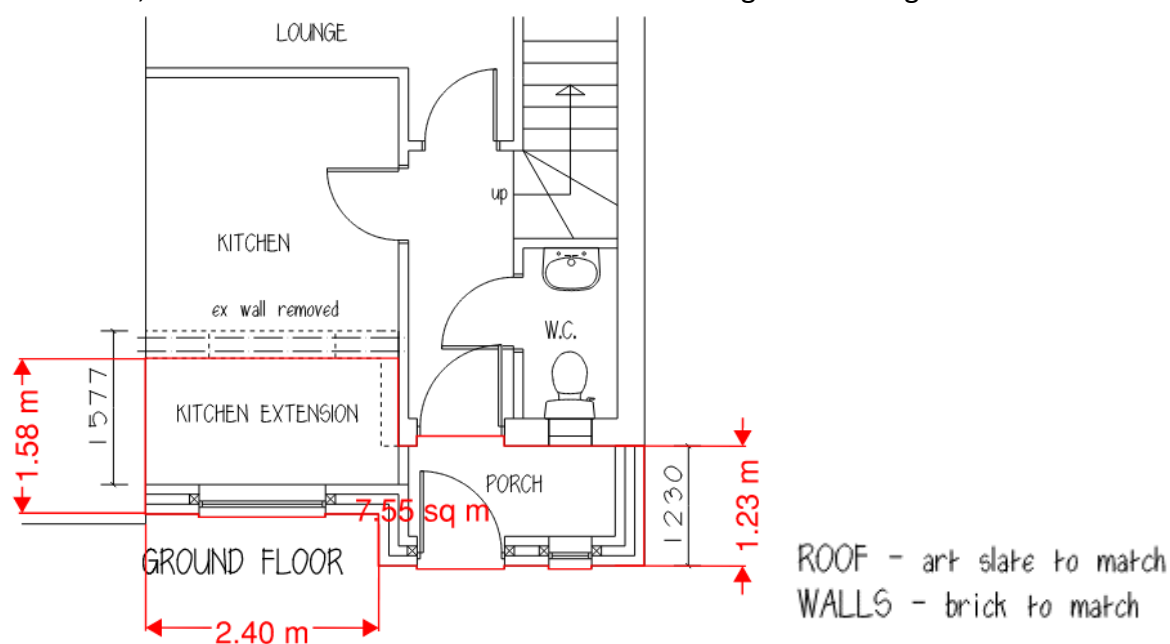
Property Description:

The dwelling is twenty first century mixed brick coloured 2.5 story end terrace dwelling. The roof is a grey tiled end terrace gable and features what appears to be an original roof dormer on the left-hand side. The dwelling is set slightly further back than the other dwellings within the terrace block and features a larger lawned front garden, separated by a pathway to the original brick built front porch.

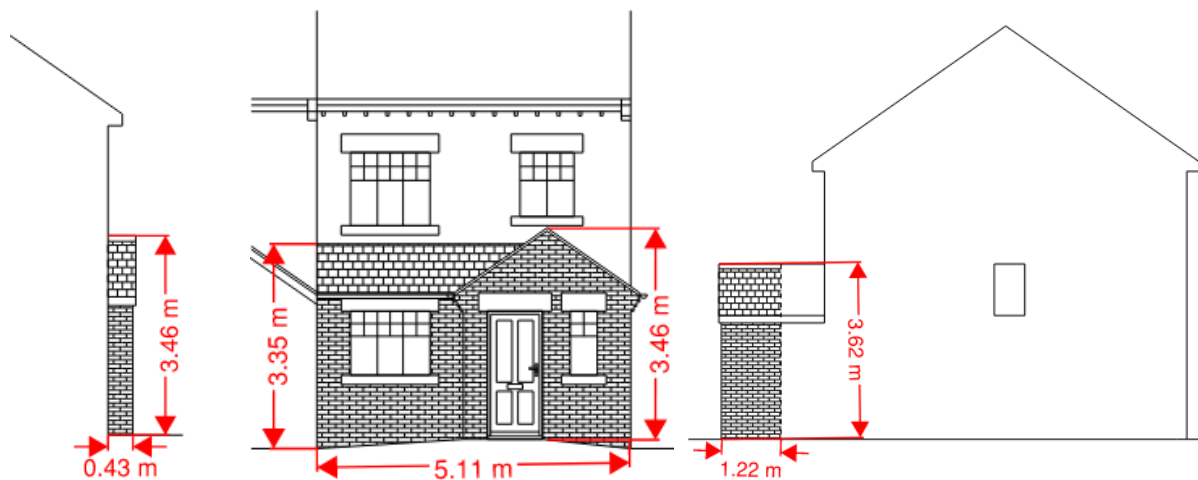
Other dwellings within the terrace block consist of a driveway to the front of the dwelling and in common with the remainder of the estate have a mixture of porch styles including porch canopies. Throughout the estate many porches or canopies have been extended or otherwise altered to create a varied street scene.

Proposed:

The proposal is for a small single-storey front elevation which would extend the front porch and create an adjoining extension across the width of the front elevation. The extended porch would have a maximum projection of 1.23m from the original porch and the extension would have a projection of 1.58m from the original front elevation. The extension's roof would be pitched but the porch would be dual pitched, both are proposed to be tiled with matching tiles to the original dwelling. The maximum height of the porch roof would be 3.26m and the maximum height of the pitched roof would be 3.46m. The brickwork, windows and lintels would also match the original dwelling.



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Floor Plan, Left (east), Front (north) & Right (west facing) Elevations

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History:

2007/1090: Residential Development of 74 dwellings (Reserved Matters) – Approved 10th September 2007

2004/1996/PR: Residential development and construction of a shop unit (Outline) – Approved 2nd July 1996

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

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?	

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

Front Extension:

	Yes
1. single storey?	Yes
2. small projection? (confirm measurement)	Yes, 1.23m from the existing porch and 1.58m from the original front elevation
3. roof design corresponds to existing	Yes
4. windows / doors of a similar design / proportion	Yes
5. materials to match	Yes

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	
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)	

Most of the proposed extension would be contained within the existing setback of the dwelling from the larger terrace block. Only the extended porch section would be forward of the existing terrace block. As the proposal is for a single-story extension, I do not believe it would have a negative effect on the character of the dwelling or upon the visual amenity of a terrace block approximately 14m to the west and south of the proposal (towards the right of the dwelling when viewing the front elevation).

Overall, the proposal would be in keeping with the broad nature of front porches, canopies and extensions located within the estate and would not adversely affect the character of the dwelling's terrace block.

Recommendation:

Approve with conditions