

Householder Proforma

Application Ref: 2021/1392

Address: 10 Summerford, Ingbirchworth, Sheffield, S36 7GS



Neighbour Representations: No objections

Consultations: Gunthwaite and Ingbirchworth Parish Council – No comments

Property Description:

The property is a large stone built detached L shaped dwelling with a pitched roof design. There is an existing small single storey rear extension to the rear of the property central within the elevation with a lean-to roof design. The rear of the property is bound by matching stone walls to all but one side. This side is bound by wooden fencing which also provides the rear boundary of number 12.

Householder Proforma

The property benefits from a large lawned rear garden with a patio area close to the dwelling, and a path flanking the fencing leading to the garden gate entrance to the front of the property.

Proposed: Erection of rear extension and external works including alterations to boundary fence

The proposal is for the erection of a single storey rear extension to the property, located to the side of the existing. The extension will project 4.385m and measure 4.016m in width, 2.41m to the eaves and 3.64m total height. The roof will be pitched and tie in with the existing lean to, the materials will be in matching stone and tile.

The proposal is also to replace the existing wooden fence with a continuation of the existing stone boundary wall. This will run to the rear of the garden at number 12. The wall will not measure more than 2m in height.

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History:

2014/0198 Erection of 13 detached dwellinghouses with associated access, car parking and landscaping: Permitted development rights were removed from plots 5,6,7 and 8. The host property is Plot 10, therefore not affected.

2021/1392 - Variation of conditions 2 and 17 of app 2014/0198 Erection of 13 detached dwellinghouses with associated access, car parking and landscaping.

Acceptable in Principle:

The proposal is for a rear extension to a domestic property. Planning Policy states that extensions to domestic properties are in principle acceptable providing they comply with the adopted Local Plan and associated documents.

The single storey rear extension is in line with planning policy in terms of size, design, materials, and proportions. The proposed wall will be no higher than 2m, will replace an existing fenced boundary of a similar height, therefore is not expected to cause any detriment to the residential amenity currently enjoyed by neighbouring properties. As the proposed wall is 2m in height and replacing an existing boundary fence in-between the gardens of neighbouring properties and not adjacent to a highway and permitted development rights have not been removed for this property, formal planning permission is not required.

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	

Householder Proforma

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)?	
2. semi-detached and less than 4m?	
3. if more than 3m are the eaves more than 2.5m in height?	No, 2.41m
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, will tie in with the existing lean-to structure.
8. habitable room windows on the side elevation?	Yes, side patio doors leading into the rear garden at ground floor level. The proposed boundary wall will provide a sufficient screen from the adjoining garden and neighbouring property.
9. distance to rear boundary (shared with another residential property) 10m or more?	Less than 10m, approximately 6m distance from the rear boundary. Mitigating factors, the rear boundary is a sufficient height to provide privacy, beyond and forming part of the rear boundary is the neighbouring garage and driveway, therefore privacy is not expected to be compromised.

Front Extension:

Householder Proforma

	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)	
4. total extensions (including proposed)	

Householder Proforma

Recommendation: Approve with conditions