

# Householder Proforma

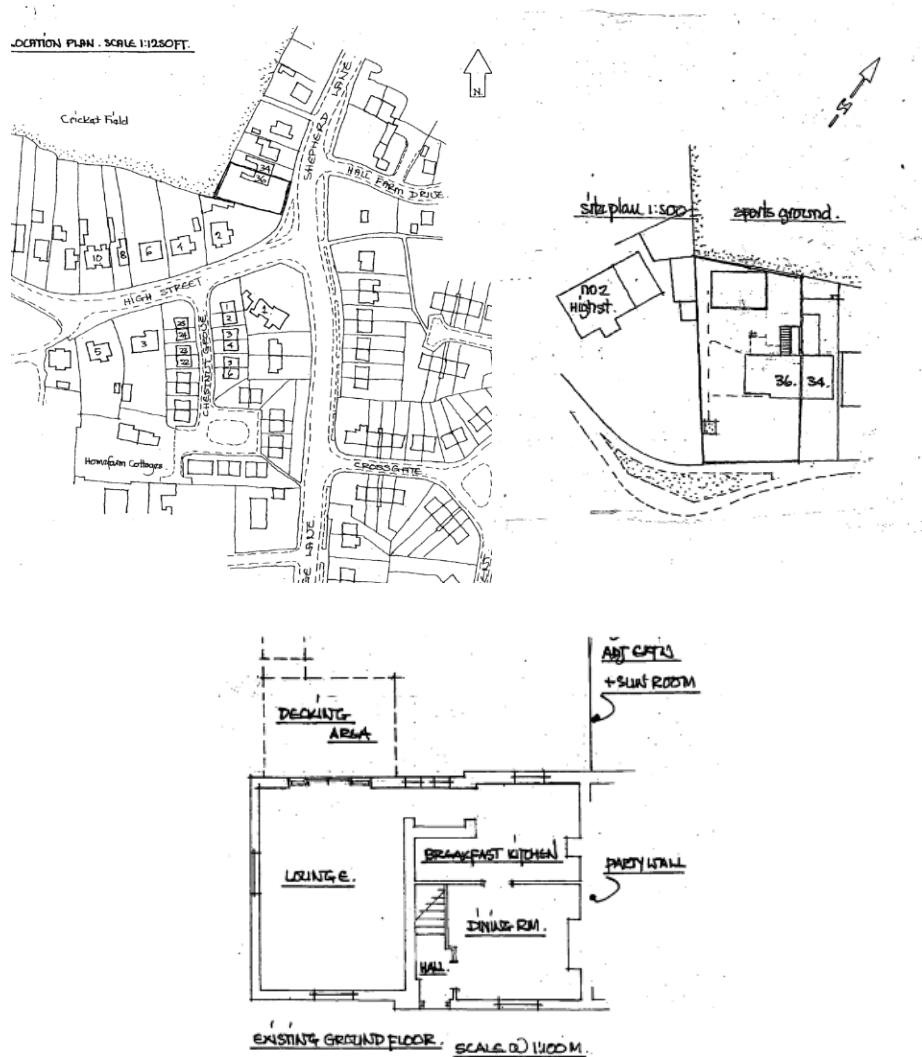
**Application Ref:** 2024/0304 **Address:** 36 Shepherd Lane, Thurnscoe, S36 0JS

**Applicant:** Mr Eddie Lockwood

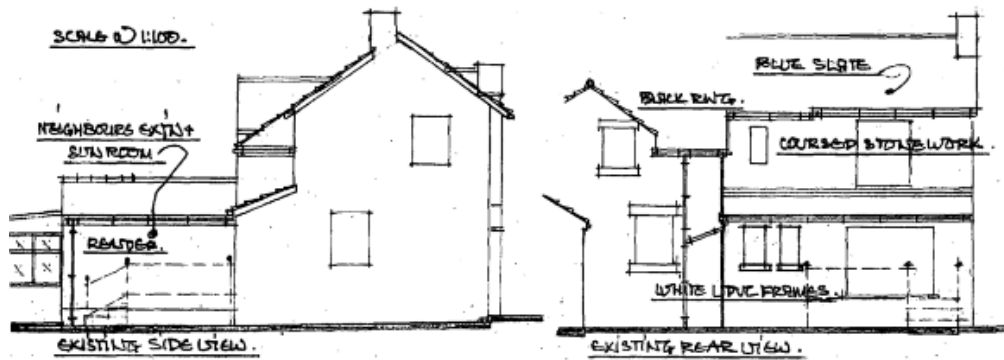
**Application:** Single storey rear extension to 2 storey semi-detached dwelling

**Neighbour Representations:** None

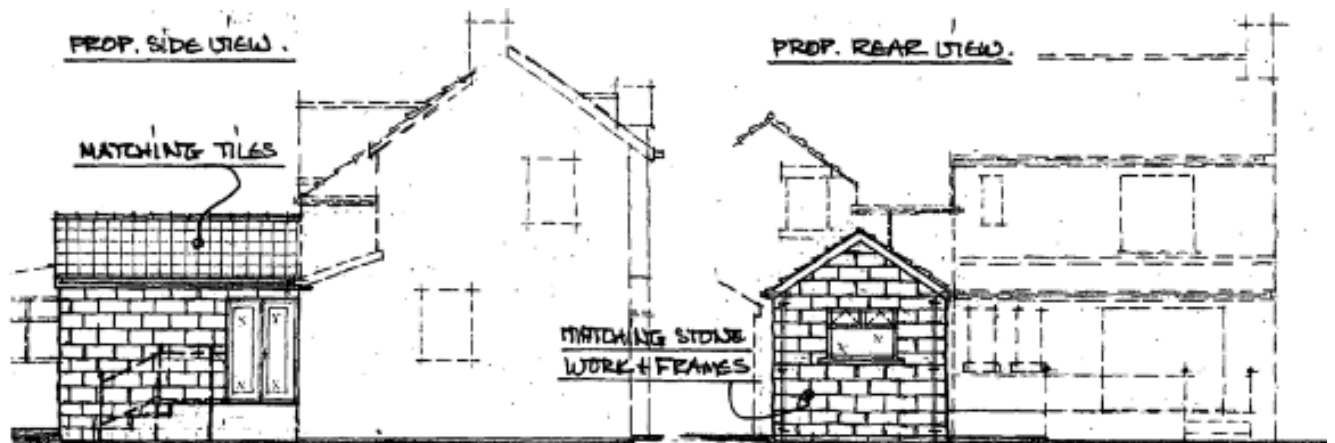
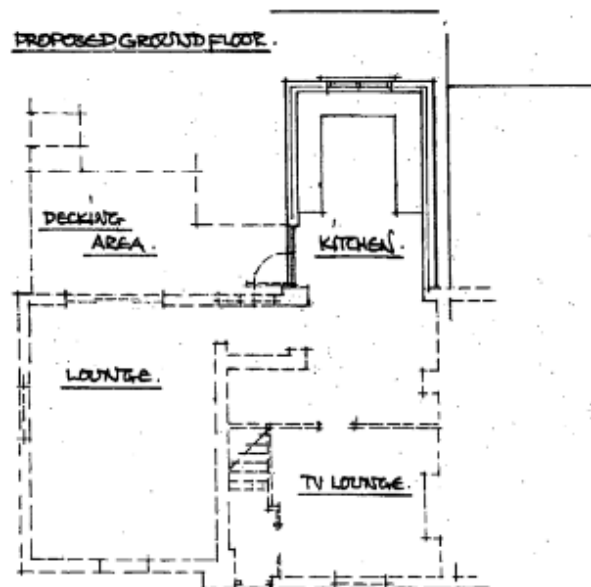
**Property Description:** The site is located on the Shepherd Lane in Thurnscoe. The site comprises of large semi-detached dwelling within a generous plot. The property is stone built, two storeys with an existing 2 storey side extension and single storey rear along with a single storey detached garage/ garden building to the rear of the property with a wide driveway in front. Due to the difference in land levels/ floor levels there are steps leading up to the single storey rear extension. The property is set back from the road with a generous front, side and rear garden area bound by fencing. Both the outbuilding and host property have a dual pitched roof. The adjoining property has an existing single storey rear extension, with a single storey conservatory beyond located along the shared boundary with the host property. It is noted that the property lays close to a nearby listed building therefore the Conservation Area Officer has been consulted. Thurnscoe Park Is located beyond the rear boundary.



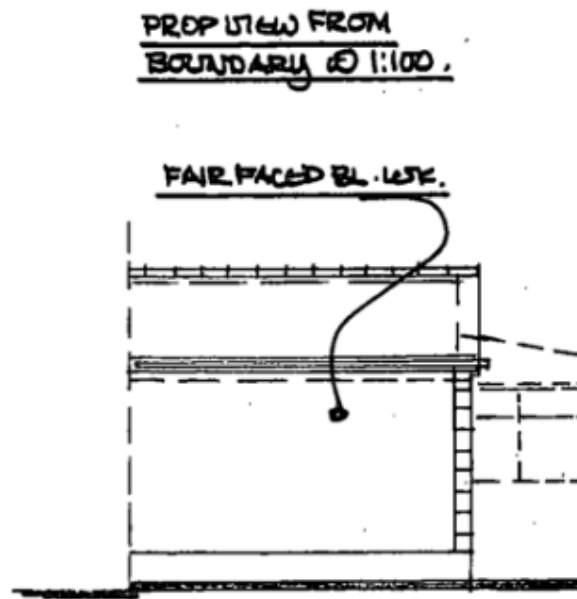
## Householder Proforma



**Proposed:** The proposal is for a single storey rear extension to the dwelling located along the shared boundary with the adjoining property. The proposal will project to the rear by 5m, measure 2.8m to the eaves and 4.4m in total height. The proposal will be in matching stone and tile with a pitched roof and gable facing into the rear garden. The proposal will provide a kitchen extension. The side elevation facing the adjoining boundary will be constructed in blockwork. This will not be viewable.



## Householder Proforma



### Consultations:

Enforcement – No objections – There has been some previous issues with previous development, this has now been resolved.

Conservation Area Officer – No objections, due to the location, there will be no impact to the local listed building.

**Local Plan Designation:** Urban Fabric

**Conservation Area:** No

### Relevant History:

2013/1112: Formation of new access, hardstanding and erection of boundary wall, railings and gates to front of dwelling (Refused)

2014/1195: Formation of new access, hardstanding and erection of boundary wall, railings and gates to front of dwellings (resubmission) (Refused)

2019/0646: Two-storey side extension and single storey rear extensions to dwelling and erection of detached garage/garden store (Approved with conditions)

2019/1574: Two storey side extension and single storey rear extensions to dwelling and erection of detached garage/garden store (Approved with conditions)

2020/1426 Erection of two storey side extension and single storey rear extensions to dwelling and erection of detached garage/garden store (Revised Scheme) - Refused

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

<b>Side Extension:</b>	No
Single Storey	
1. set back	

## Householder Proforma

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?	

### Rear Extension:

	Yes
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	Semi-detached property, projection more than 4m, it stands at 5m. This would not usually be acceptable however the adjoining property has a long rear extension along the shared boundary therefore the impact of the proposal will be minimal in terms of loss of residential amenity.
3. if more than 3m are the eaves more than 2.5m in height?	Eaves more than 2.5m, it stands at 2.8m. However, there are two factors to consider. The existing land levels and the internal floor levels and the neighbour's long extension along the shared boundary. Due to the neighbours having a long extension along this shared boundary the increase in height is not expected to impact the residential amenity currently enjoyed by the neighbouring property. The proposal is on the rear of the property and cannot be

## Householder Proforma

	viewed within the Shepherd Lane street scene. For these reasons, the proposal in this instance is acceptable.
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, stone and tile to match
7. roof design compliments / ties in well	Yes, pitched
8. habitable room windows on the side elevation?	No
9. distance to rear boundary (shared with another residential property) 10m or more?	Distance to rear boundary is 9.52m, not shared with another residential property.

### 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?	

### 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

## Householder Proforma

### 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