

Application Ref:

2021/0899

Address:

21 Hollin Moor View, Thurgoland

Neighbour Representations: No

Thurgoland Parish Council: No comments

Property Description:

The property is a two storey detached dwelling with a side attached garage and a single storey side extension. The property is set on a fairly modern housing development at the end of the cul-de-sac. The properties are constructed of stone and there are a number different house types. There have also been a number of properties which have been extended, in particular number 17 which has had a similar side extension as is proposed with this application, that has been built recently.

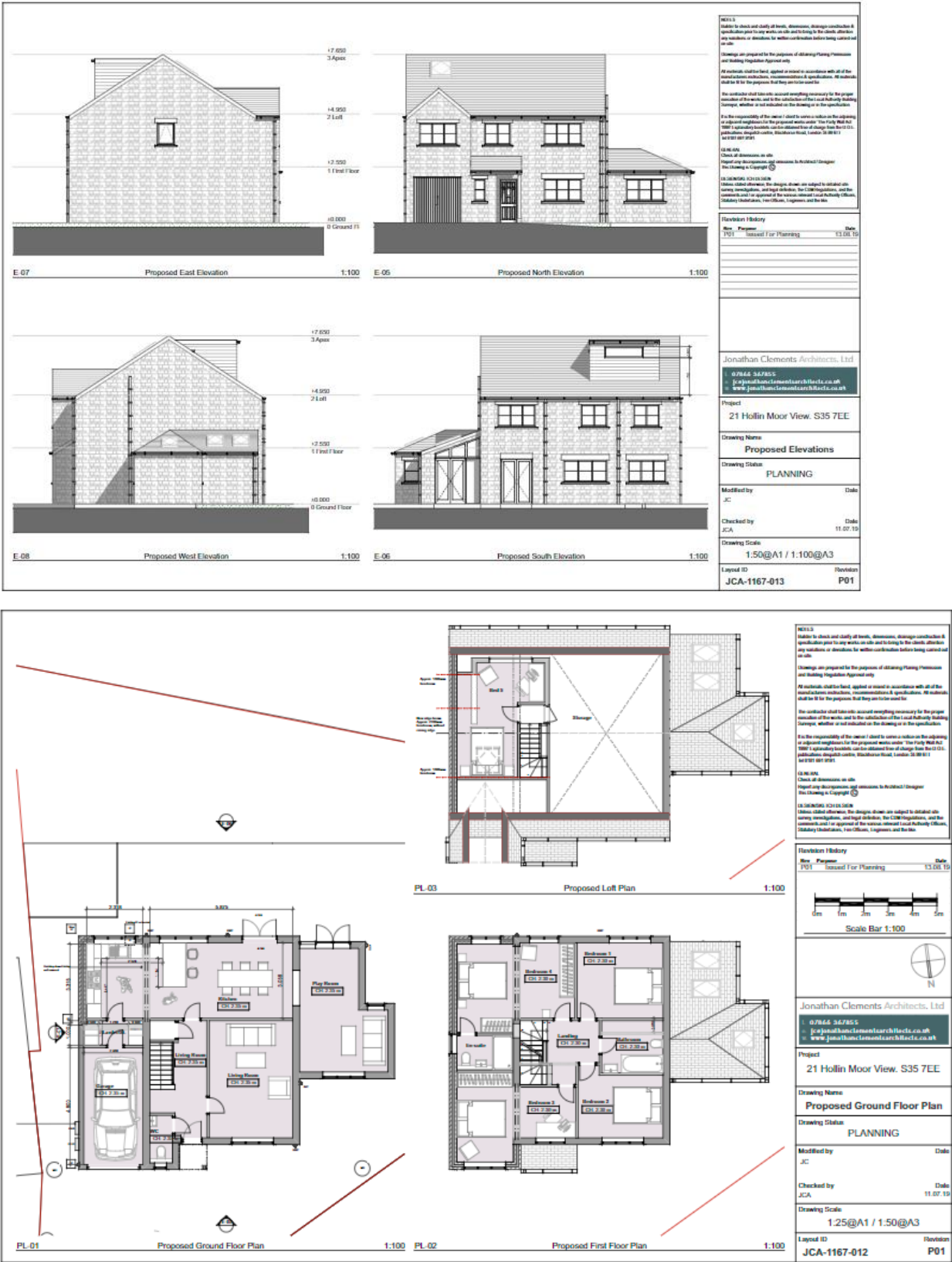


Similar extension to number 17

Proposed Extension:

The proposal involves the erection of a two storey side extension including rear dormer extension to dwelling. The rear flat roof dormer would be permitted development. The extension has a front facing gable as it would extend over the existing integral garage. 1 rooflight is proposed to the front roof slope.

The extension would allow for extensions to the bedrooms at first floor and an additional room within the roof space as part of the loft conversion, which once constructed would be permitted development.



[illegible]

Local Plan Designation: Urban Fabric
Conservation Area: No

Relevant History: No

Acceptable in Principle: Yes

Side Extension:	Yes / No (include comment if required)
Single Storey	
1. set back	
Two Storey / First Floor	
2. set back / set down (500mm minimum)	No, forward facing gable included over the existing integral garage, however, there are other examples of this style of property within the street scene, therefore the proposed extension will have the appearance of these house types. Number 17 has also been extended in the same way. Also, the forward facing gable alleviates any issues in bonding materials and a reasonable gap is maintained so no terracing impact.
3. less than 2/3 the width of the original dwelling	Yes
All	
4. roof design corresponds to existing	Yes
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?	No

Rear Extension:

	Yes / No (include comment if required)
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:

OWN Extension:		Yes / No (include comment if required)
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

DORMER EXTENSION	
	Yes / No (include comment if required)
1. Pitched roof dormer on principle roof slope?	
2. Flat roof dormer on rear roof slope?	Yes - 1 Dormer to rear
3. Dormers in street scene & similar style?	No dormers within the street scene, but the dormer will be located on the rear elevation and not visible from the street scene so is acceptable.
4. Set below roof ridge?	Yes
5. Set in [ideally 0.5m] from both the eaves and gable edge?	Yes
6. Set in 0.5m from party walls?	Yes

Garage / Outbuilding*

	Yes / No (include comment if required)
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:

Screen 2017

	Measurements
1. Original dwelling	
2. proposed extensions	
3. any existing extensions	

4. total extensions (including proposed)	

Recommendation:

Approve with conditions