Householder Proforma

Application Ref: 2021/1339 **Address: 23 Grasmere Close, Penistone, Sheffield, S36 8HP**

Neighbour Representations: No

Penistone Town Council: No comments

Property Description: The property is a detached brick built dwelling with a side attached integral garage. The property has an existing conservatory to the rear. To the rear of the property beyond the rear garden boundary is a railway line and beyond that is Green Belt. The property is within a residential area comprised of similar properties. A number of properties have similar extensions to those proposed and therefore a precedent has been set.



Proposed Extension: Erection of first floor side extension to dwelling. The extension would be built over the existing garage.

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History:

Acceptable in Principle: Yes

Side Extension:

	Yes / No (include comment if required)
Single Storey	

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1. set back	
Two Storey / First Floor	
2. set back / set down (500mm minimum)	Set down from existing roof. Proposed extension would be in line with the main wall at first floor level of the dwelling but would be set back from the garage at ground floor level.
3. less than 2/3 the width of the original dwelling	Proposed extension would be larger than 2/3rds of the dwelling. This is considered acceptable in this instance as the width of the proposal is determined by the existing garage. There are other examples of such an extension within the streetscene.
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:

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	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

	Yes / No (include comment if required)
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*

	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:

	Measurements
1. existing dwelling	
2. proposed extension	
3. any existing extensions	
4. total extensions (including proposed)	

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Recommendation: Approve with conditions