

Householder Proforma

Application Ref: 2024/0759 **Address:** 6 Kennedy Close, Millhouse Green, S36 9NL

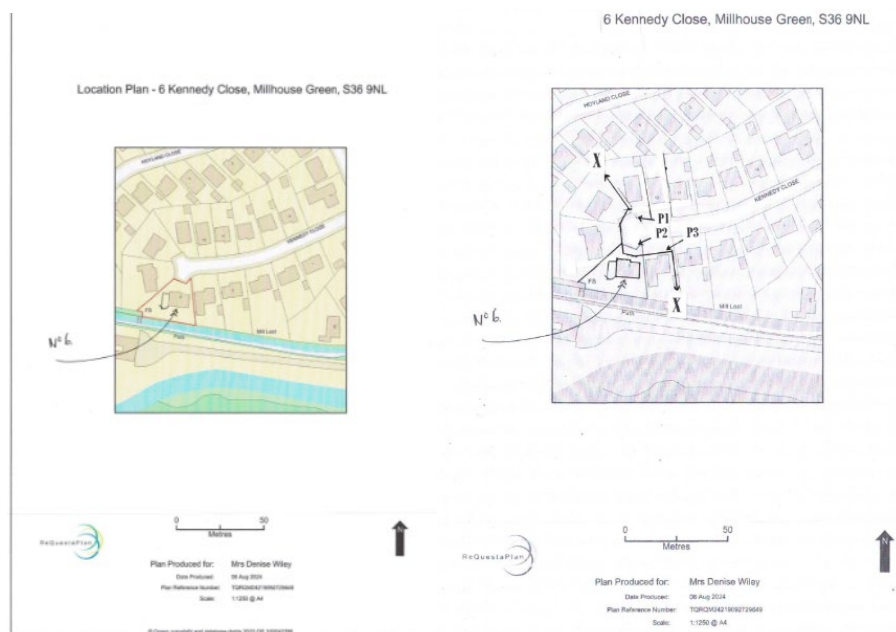
Applicant: Mrs Denise Wiley

Application: Raising of roof height to provide 1st floor additional accommodation, alterations to existing side conservatory and erection of detached garage to single storey detached dwelling.

Neighbour Representations: None

Property Description: The site is located at the end of the cul-de-sac of Kennedy Drive. Kennedy Drive is characterised by single storey bungalows and due to the topography of the area the properties on the northern side of the street are at a higher level.

The application site is large and triangular due to the location of the site at the head of the cul-de-sac. The site comprises a modest bungalow with an existing side conservatory extension. The dwelling is set back within the site with a front garden area and generous driveway leading to the rear. There is a large timber outbuilding located within the rear garden. The existing property is set at a lower level to the flanking dwellings. A public footpath runs directly to the rear of the property at a lower level.



Householder Proforma



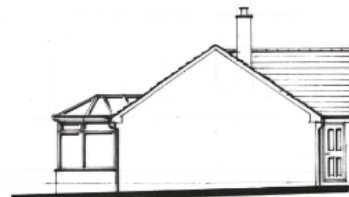
Rear Elevation



Side Elevation on A



Front Elevation

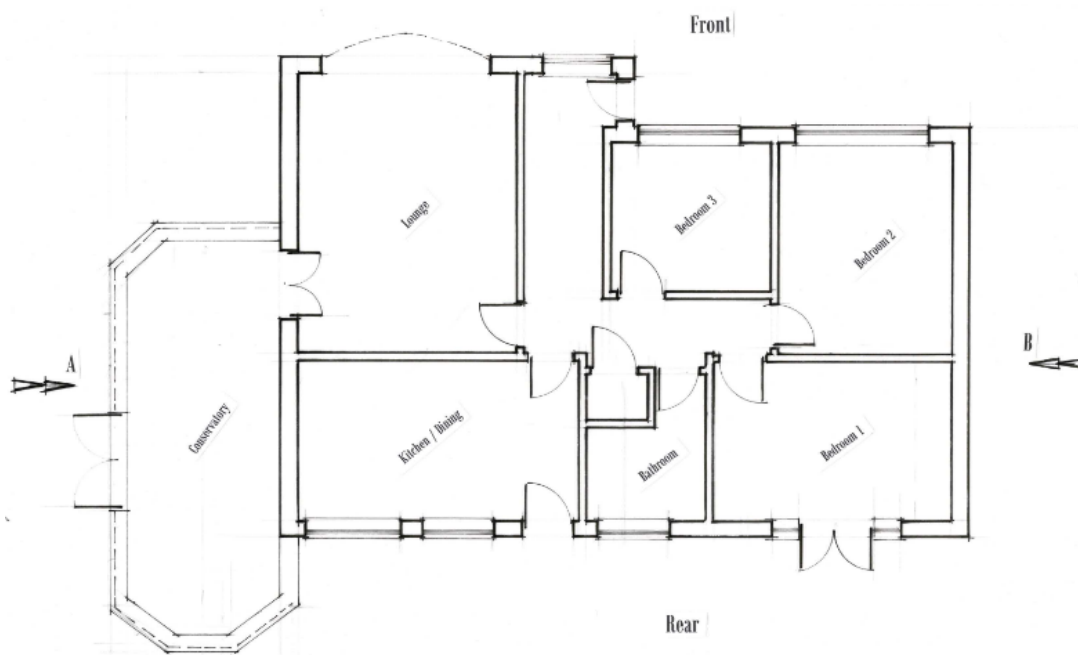


Side Elevation on B

Existing Elevations

1 : 100 @ A3

DW / 05

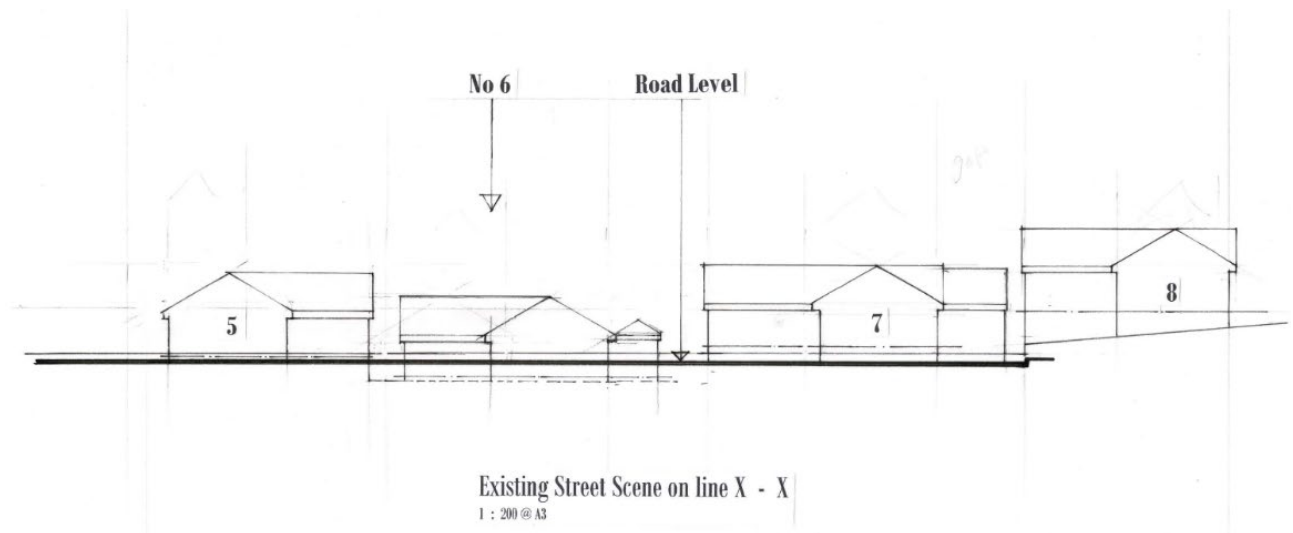


Existing Ground Floor Plan.

1 : 50 @ A3

DW / 01

Householder Proforma



Proposed: The proposal is to raise the height of the roof by 1.14m over the main dwelling and part of the existing side extension. The conservatory extension will be altered with part of the glazing replaced with solid walls to enable the first-floor extension. The proposal will provide 2 additional bedrooms, a walk-in wardrobe and a shower room within the roof space. Roof lights will be located on both the front and rear elevations and a side window is proposed to allow light into the walk-in wardrobe. The roof will remain pitched as existing.

The existing detached timber outbuilding will be replaced with a single storey detached garage. The garage has been designed simply with a pitched roof. The garage will measure 6m x 3.5m and will measure 2.38m to the eaves, 3.63m in total height. The materials are proposed to match although this has not been highlighted within the submitted drawings.



Householder Proforma



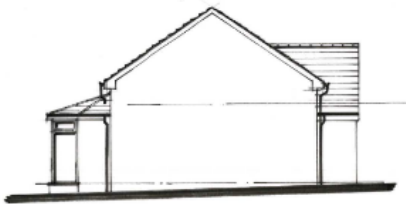
Rear Elevation



Side Elevation on A



Front Elevation



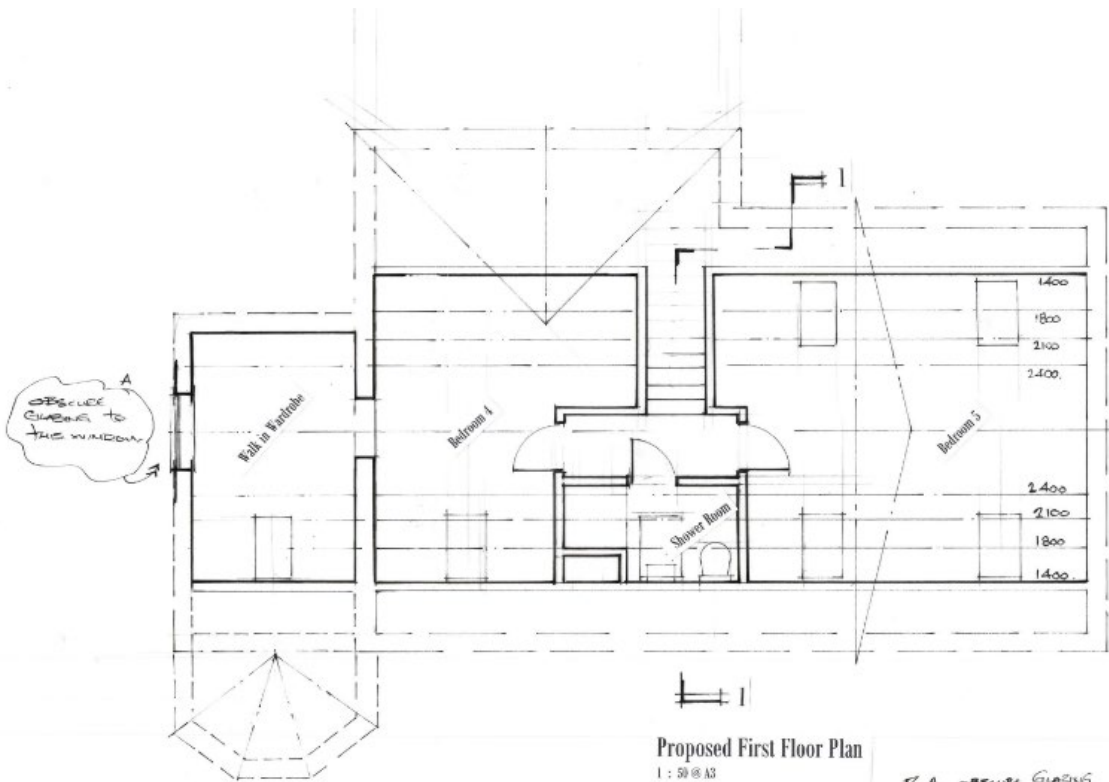
Side Elevation on B

Proposed Elevations
1 : 100 @ A3

REV A - OBSOLETE GLAZING ADDED
TO ELEVATION A.

DW / 06

A



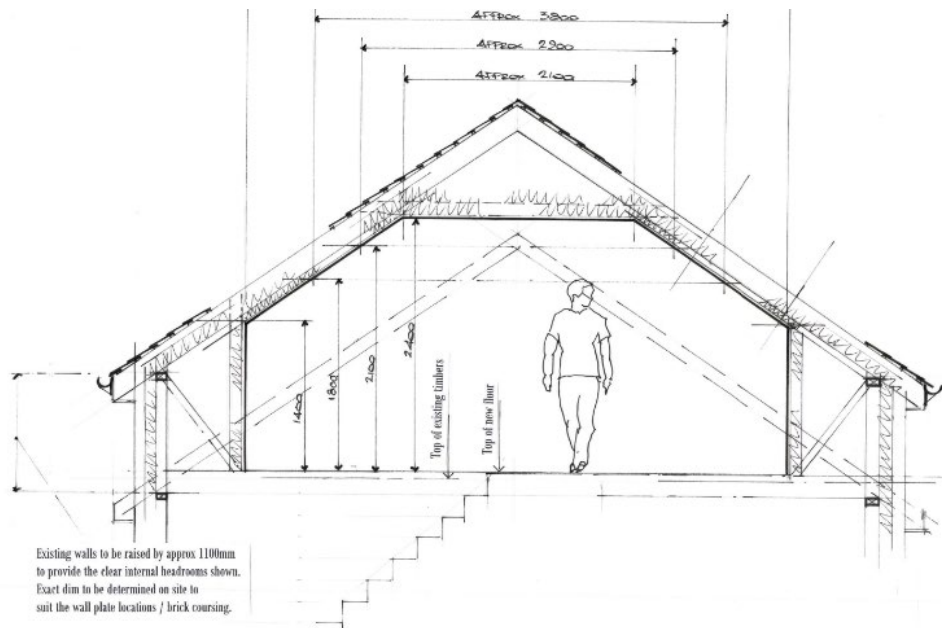
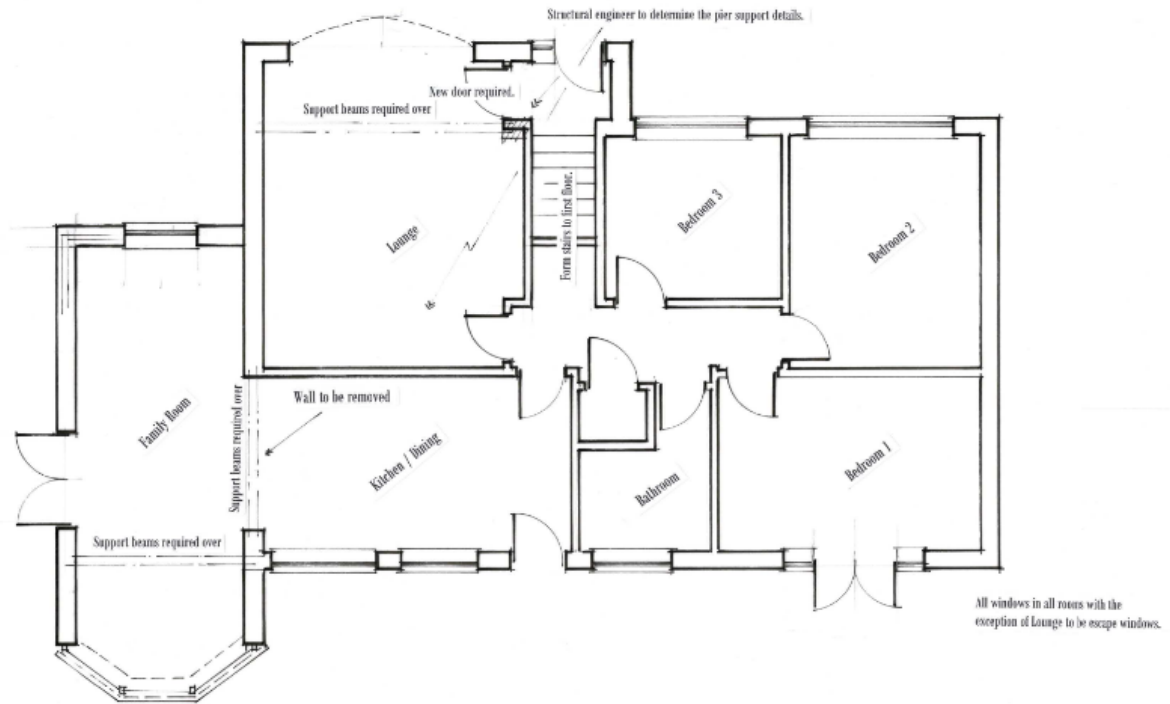
Proposed First Floor Plan
1 : 50 @ A3

REV A - OBSOLETE GLAZING
TO WINDOW ADDED.

DW / 03

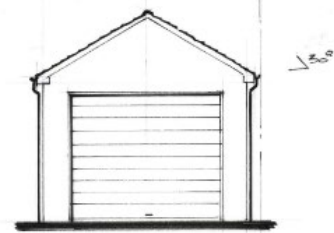
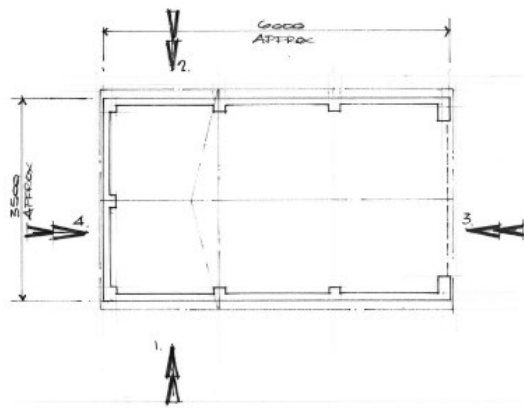
A

Householder Proforma

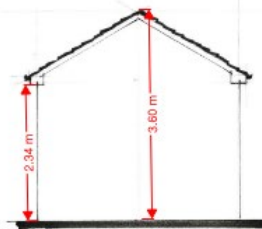


Typical Section through First Floor on 1 - 1

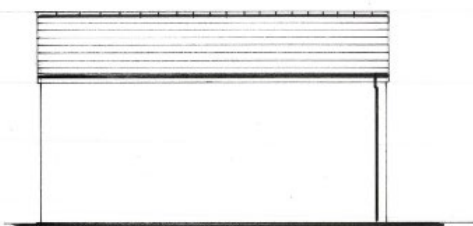
Householder Proforma



Proposed Elevation on 3



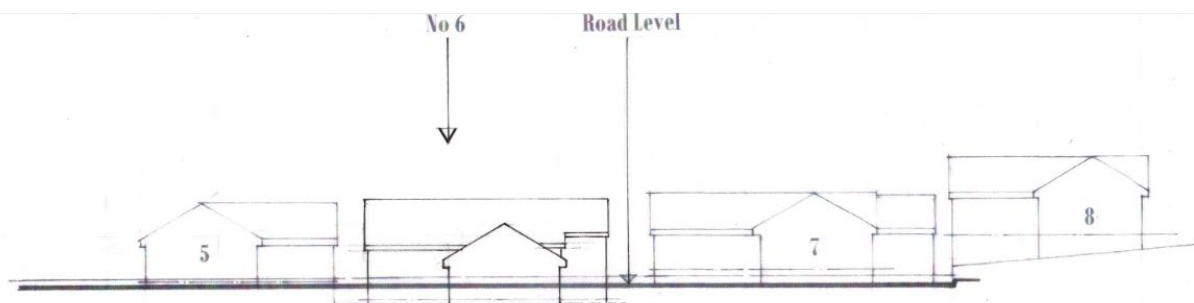
Proposed Elevation on 4



Proposed Elevation on 1
Proposed Elevation on 2
(as 1 But Hatched)

Proposed Detached Garage
1:50 At A3

DW / 07



Proposed Street Scene on line X - X
1 : 200 @ A3

Refer to photos

P1, P2 and P3 indicated on the Street Scene location plan for further clarification.

Consultations:

Highways DC – No objections

Local Plan Designation: Urban Fabric

Conservation Area: No

Householder Proforma

Relevant History: 2006/1537 Erection of side conservatory extension to dwelling.

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

Side Extension:	Yes
Single Storey	
1. set back	Yes, 2.93m set back
Two Storey / First Floor	
2. set back / set down (500mm minimum)	Yes, 2.93m set back
3. less than 2/3 the width of the original dwelling	Yes
All	
4. roof design corresponds to existing	Yes, pitched
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	No, a walk-in wardrobe window at the side elevation. This side window will be obscurely glazed.
7. materials to match	Yes
8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	The existing timber outbuilding will be removed and replaced with a detached garage. The parking arrangements are satisfactory and adhere to planning policy requirements.

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	

Householder Proforma

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:

	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*

	Yes
6. single storey?	Yes
7. height to eaves 2.5m or less?	Yes, 2.38m
8. sympathetic design and materials to main dwelling?	Yes, matching materials and a pitched roof.
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	

Householder Proforma

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)	

The proposal is to raise the height of the roof by just over 1m, with alterations to side extension and a detached garage. The host property is a single storey bungalow within a street scene of similar designed properties. Due to the topography of the site the proposal is not expected to appear out of character within this setting and will barely rise above number 5 Kennedy Close. When the proposal is viewed amongst the properties on Kennedy Close the proposed changes are not expected to severely impact the existing street scene.

There is evidence of attached and detached outbuildings and garages within this setting. The proposed garage will be set back within the rear garden area. The proposed garage is modest and with the pitched roof design and matching materials, set back within the site and is not expected to become a discordant feature within the street scene.

Taking this into consideration the proposal is not expected to significantly impact the locality in terms of visual amenity. The host property is detached and within a good-sized plot, set back from the road. Due to the topography of the site the proposed increase in height will be minimal when viewed within the wider street scene and would not cause any significant detriment to neighbouring amenities

Recommendation: Grant subject to conditions