

Householder Proforma

Application Ref: 2022/0137

Address: 15 Norwood Drive, Brierley, S72 9EG



Neighbour Representations: None

Property Description: The site is a corner plot located on the corner of Norwood Drive and Beech Close in Brierley. The site consists of a detached property designed with a pitched roof and double bay windows at the front. As the property benefits from a corner plot there is a front, side and rear garden area, the side and rear are bound by wooden fencing and open plan at the front. The property is buff brick built and has an existing small side extension. To the rear of the property is the detached garage associated with the host property accessed from Beech Close with a bungalow located beyond.

Proposed: The proposal is to replace the existing with a 2-storey side extension projecting to the side by 4m, set back at first floor level by 0.5m with a corresponding lowered roof line. The proposal will be built in matching materials, with a pitched roof.

Consultations: Highways DC – No objections to the proposal

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: None

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	
Two Storey / First Floor	
2. set back / set down (500mm minimum)	Yes, set back at first floor with corresponding lowered roof
3. less than 2/3 the width of the original dwelling	Yes, 4m in width so less than 2/3 of the width of the original dwelling. The application is located on a

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	corner plot therefore the sideways projection or a single storey side extension should not exceed more than half the width of the existing gap between the original dwelling and the side boundary. The proposal adheres to this part of the policy.
All	
4. roof design corresponds to existing	Yes
5. windows / doors of a similar design / proportion	Yes, the windows and doors are in keeping and in proportion with the rest of the property. There was originally a window proposed on the upper rear elevation, this has been moved to the side elevation as due to the internal layout the proposed window was not in line with the ground floor. This amendment is acceptable and has resulted in a better scheme.
6. habitable room windows on the side elevation	No, kitchen door and W/C
7. materials to match	Yes
8. neighbouring property extended to side or windows?	A side window is proposed, it will serve an en-suite therefore is acceptable as non-habitable.
9. Any change to parking or access?	No, the proposal will not result in the loss of a car parking space. Currently the property has 2 off - street car parking spaces, in the form of an existing detached garage and driveway located on Beech Close.

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	
6. materials to match	
7. roof design compliments / ties in well	

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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*

	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	

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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.