

Householder Proforma

Application Ref: 2021/1570

Address: 26 Park Avenue, Penistone

Neighbour Representations: No

Consultations – Penistone Town Council no comments

Property Description: The property is a brick built semi-detached dwelling with a stone frontage, located on Park Avenue in Penistone. The dwelling has a large rear garden which backs onto an access road which serves the rear of the properties on Park Avenue and the nearby bowling green. The property has a small front garden and an existing small lean to extension to the rear. The semi-detached dwelling is located within a purely residential area of similar styled stone faced properties.

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Proposed Extension: The proposal is for the erection of two storey side extension with a sideways projection of 2.1m at its widest towards the rear of the property, reducing to 1.7m closest to the front elevation with a substantial set back from the front elevation and set down from the existing roof height. The length of the extension would be approximately 4m.

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: N/A

Acceptable in Principle: Yes – the proposed two storey side extension has a modest projection from the side elevation and corresponding set back and set down. The proposed roof style compliments the existing roofline of the dwelling.

Side Extension:

	Yes / No (include comment if required)
Single Storey	
1. set back	
Two Storey / First Floor	
2. set back / set down (500mm minimum)	Yes – significant set back from front elevation and set down from existing roofline.
3. less than 2/3 the width of the original dwelling	Yes – maximum width of extension is 2.1m whilst this decreases to 1.7m projection.
All	
4. roof design corresponds to existing	The roof of the proposed extension matches the existing roof.
5. windows / doors of a similar design / proportion	Yes – windows to both front and rear elevations match the existing windows design and proportions.
6. habitable room windows on the side elevation	There are no windows proposed to the side elevation.
7. materials to match	Yes – stonework to front elevation as per existing dwelling with brick to sides and rear elevations.
8. neighbouring property extended to side or windows?	There is a window to the first floor of the neighbouring property – however this is not to a habitable room.
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	

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(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:

	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?	

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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)	

Recommendation: Approve with conditions