

Householder Proforma

Application Ref: 2023/0443 **Address:** 169 Ringway, Bolton Upon Dearne, Rotherham, S63 8AU

Neighbour Representations: None

Property Description:

The setting of the dwelling is within a small offshoot cul-de-sac off the larger road, Ringway. The dwelling itself is a 3-bedroom red brick semi-detached house with a tiled hip roof. There are some original outbuildings attached to the side elevation. Except for the path and hardstanding surrounding the outbuildings, the front of the dwelling is lawned and features fencing as the majority boundary treatment to the front and side elevations, a set off metal double gates and single metal gate complete the front boundary treatment.

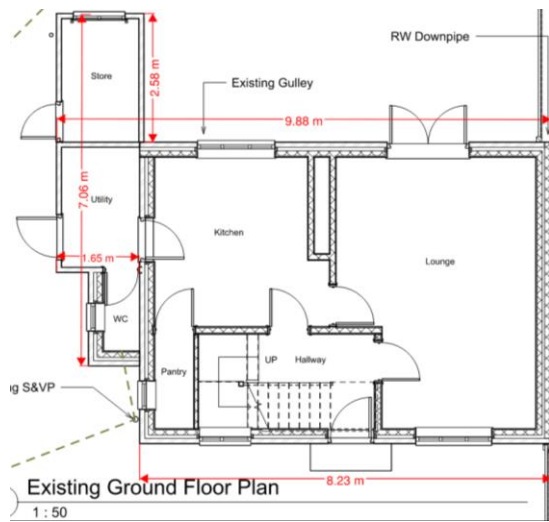
As shown on the existing elevations plan, the dwellings curtilage has a small incline, with land rising slightly from the front to rear garden, resulting in different front and rear heights of the existing outbuildings of 20cm and the different elevation and total height measurements of the proposed extensions, dependent upon which elevation the measurement is taken.

Proposed:

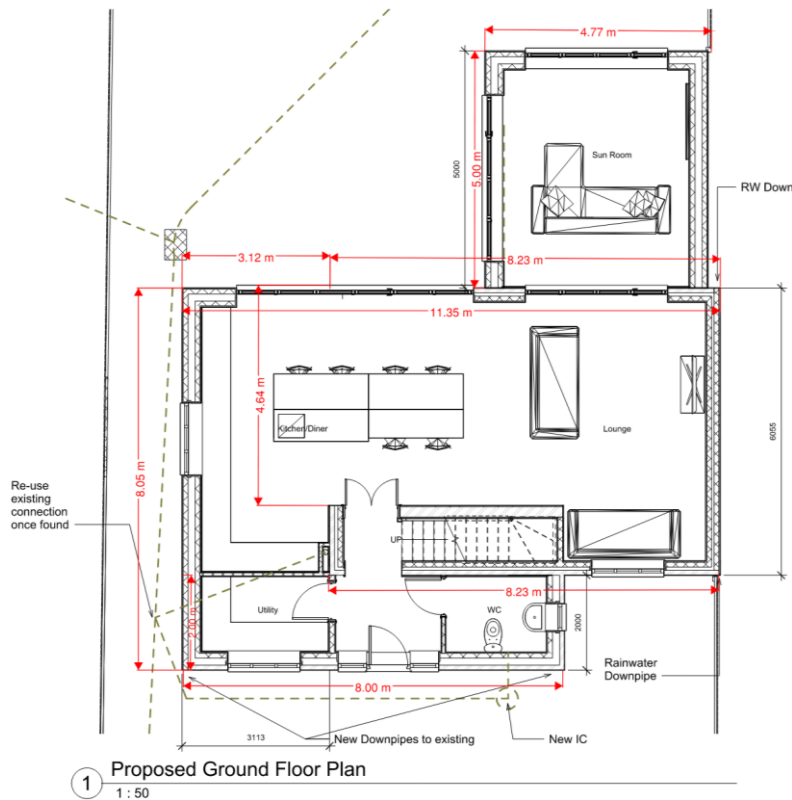
The proposal is for a combined front and side extension partially in replacement of the existing outbuildings and a separate rear extension to the dwelling. The proposed front extension would project 2m with a width of 8m (incorporating 3.12m of the side extension). The proposed side extension would have a projection of 3.12m compared to the original outbuilding's maximum of 1.65m, both measurements from the side elevation. The length of the proposed side extension would be 8.05m including a 2m projection beyond the front elevation but would have no projection beyond the rear elevation. The proposed rear extension would have a projection of 5m and a width of 4.77m.

Additional works include extra glazed doors on the rear elevation, extending into the rear of the side elevation and demolition without replacement of an attached rear outbuilding. Materials on the front and side elevation are proposed to match the original brickwork whilst a complementary render features on the less prominent and rear elevation of the side extension and whole of the rear extension. New grey coloured windows are proposed for both the replacement of the existing windows and for the new extensions. The proposed roofs are a dual pitched for the rear extension whilst a pitched roof in the style of a hip roof is proposed for the front and side elevation. All proposed roofs feature red tiles to match the existing roof.

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4 Existing Side Elevation 1
1 : 100



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1 Proposed Front Elevation
1 : 100



2 Proposed Side Elevation
1 : 100



3 Proposed Rear Elevation
1 : 100



4 Proposed Side Elevation 1
1 : 100

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: None

Acceptable in Principle: Yes, extensions to domestic properties are acceptable in principle subject to the assessment below

| | |
|---|---|
| Side Extension: | |
| Single Storey | |
| 1. set back | No, because it is a front wraparound extension. |
| Two Storey / First Floor | |
| 2. set back / set down (500mm minimum) | n/a |
| 3. less than 2/3 the width of the original dwelling | n/a |
| All | |
| 4. roof design corresponds to existing | Yes |

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| | |
|---|---|
| 5. windows / doors of a similar design / proportion | Yes |
| 6. habitable room windows on the side elevation | Yes |
| 7. materials to match | Yes, on the front & side elevation. Render on the rear elevation which is less visible on the streetscene and from public views |
| 8. neighbouring property extended to side or windows? | Not extended and only first floor bathroom and ground floor utility room windows. |
| 9. Any change to parking or access? | No, an informal lawned driveway is present and largely unaffected and 10 public parking bays are provided within the cul-de-sac |

Rear Extension:

| | |
|--|--|
| | Yes |
| Single Storey | |
| 1. terraced property and less than 3.5m (projection to rear)? | No |
| 2. semi-detached and less than 4m? | No, the proposed extension is 5m, but the garden is quite large s sufficient amenity space would remain. |
| 3. if more than 3m are the eaves more than 2.5m in height? | No, when measured on the rear elevation. The land slopes down to the front elevation. |
| 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 | The glazing will match but walls are rendered to the rear elevation but mainly out of public view. |
| 7. roof design compliments / ties in well | Yes |
| 8. habitable room windows on the side elevation? | Yes |
| 9. distance to rear boundary (shared with another residential property) 10m or more? | Yes |

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Front Extension:

| | |
|---|--------------------------------|
| | |
| 1. single storey? | Yes |
| 2. small projection? (confirm measurement) | Yes, 2m |
| 3. roof design corresponds to existing | Yes |
| 4. windows / doors of a similar design / proportion | Yes |
| 5. materials to match | Yes, brick work and tiled roof |

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 | |

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|---|--|
| 2. proposed extensions | |
| 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 broader area features dwellings with front and side extensions, but the front extension would be unique within the immediate street scene. The most prominent front and rear elevations of the wraparound extension are to be constructed of brick. The rear elevation of the extension and walls of the separate rear extension are proposed to be rendered.

The maximum height of all proposed extensions falls below 4m, especially the front extension but some of the eaves height measurement are higher than the recommended 2.5m but I am confident this is due to the incline in ground level within the curtilage.

Recommendation:

Approve with Conditions