

Householder Proforma

Application Ref: 2022/0013

Address: 199 Brierley Road, Grimethorpe, S72 7AW



Neighbour Representations: No objection in principle, just concerns over the professionalism of the project.

Property Description: The site is located on Brierley Road in Grimethorpe, where the road slopes steeply down to the south. This area of Brierley Road is characterised with a mix of house types and sizes, from red bricked semis across the road to red brick or stone detached bungalows and some new build properties adjacent resulting in a varied street scene. The site consists of a large semi-detached dwelling, built in red brick with a hipped roof design. The property lies within a large plot with a detached garage located to the rear, and a large driveway. The front of the property has been designed with 2 large bay windows at the front and is set well back from the road with a large front and rear garden. To the rear the property has a large single storey rear extension with a flat roof. This is to be replaced with the proposal. The rear garden is bound by fencing and beyond the rear garden are open fields of Green Belt. Presently the property is in disrepair and will be undergoing renovations. The adjoining property has a large 2 storey rear extension, built in brick but painted red and blue, and has been built with a flat roof.

Proposed: The proposal is for the erection of a 2-storey rear extension projecting to the rear by 4.1m, and 4.9m wide spanning across the rear elevation. This will provide an additional bedroom on the first floor and a kitchen diner at ground floor level. The proposal will have a hipped roof with matching brick and tile materials.

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: B/79/1767/HR Extension to dwelling

Acceptable in Principle: The proposal is to replace the existing extension with a 2-storey extension to the rear of the property. Two-storey rear extensions to semi-detached houses should generally be designed with a rear projection of less than 3.5 metres to protect the residential amenity of the adjoining and neighbouring properties. The projection of the proposed is over 4m which exceeds this. However, due to the adjoining neighbour's extension which will be in line with the proposed,

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the proposal is not expected to be overbearing nor overshadow the adjacent occupiers.
Furthermore, the new build, built adjacent to the host property has been built away from the adjoining boundary and due to the positioning, the proposal is not expected to cause any loss in amenity currently enjoyed therefore In principle the proposal is acceptable.

Side Extension:	No
Single Storey	
1. set back	
Two Storey / First Floor	
2. set back / set down (500mm minimum)	
3. less than 2/3 the width of the original dwelling	
All	
4. roof design corresponds to existing	
5. windows / doors of a similar design / proportion	
6. habitable room windows on the side elevation	
7. materials to match	
8. neighbouring property extended to side or windows?	
9. Any change to parking or access?	

Rear Extension:

	Yes
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	Yes
4. terraced property and less than 2.5m (projection to the rear)?	No
5. semi-detached and less than 3.5m?	No 4.1m projection, however, not expected to cause any loss of residential amenity in line with policy.
All	
6. materials to match	Yes red brick and tile
7. roof design compliments / ties in well	Yes hipped

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8. habitable room windows on the side elevation?	No
9. distance to rear boundary (shared with another residential property) 10m or more?	Yes, beyond the rear boundary lies open Green Belt land

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: Approve with conditions