Householder Proforma

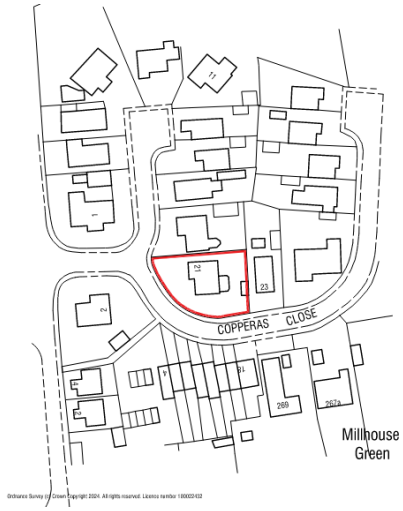
Application Ref: 2024/0325 **Address:** 21 Copperas Close, Millhouse Green, Sheffield, S36 9SA

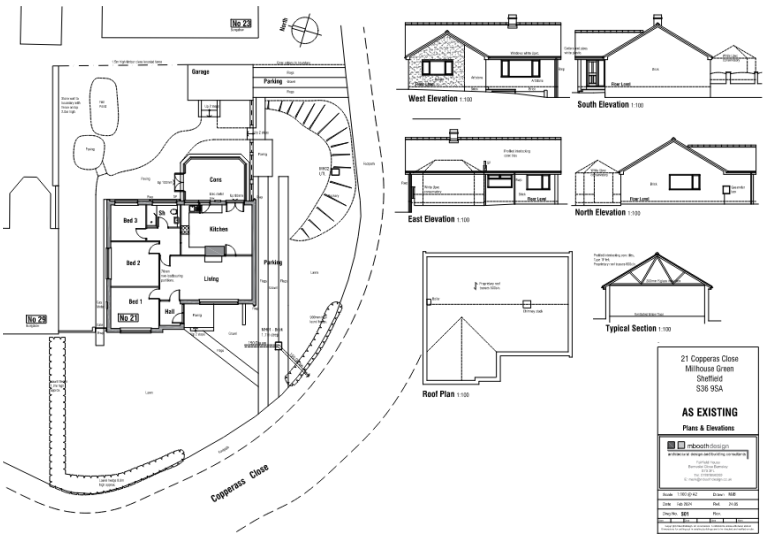
Applicant: Mr R Hoyle

Application: Removal of rear conservatory and detached garage, and erection of single storey side, rear and front extensions to single storey detached dwelling

Neighbour Representations: None

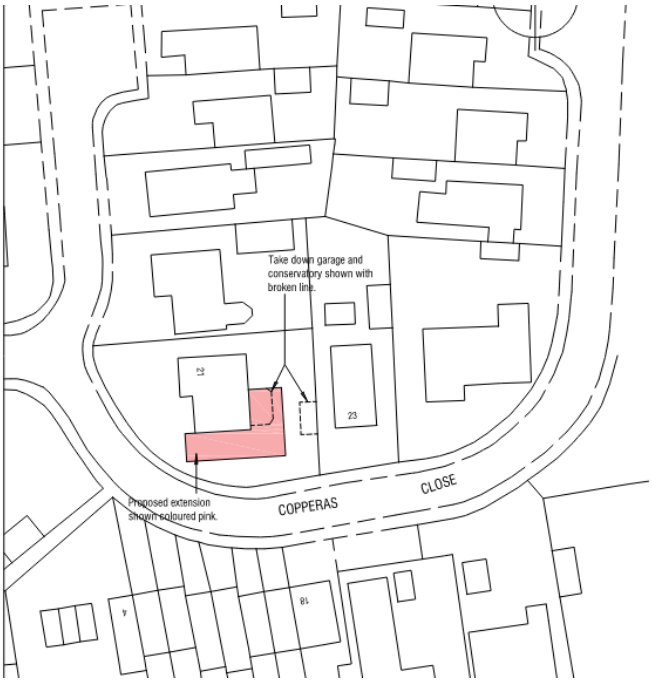
Property Description: The site is located on the cul-de-sac of Copperas Close, within a corner plot. The site consists of a single storey brick-built bungalow with a rendered projecting gable at the front along with some stone cladding. The property is set within a large corner plot with a flat roofed detached garage to the rear of the property along the boundary with number 23. The property has a pitched roof design and is set back from the road at the front bound by a hedge and is set in from the side elevation, open plan with the rear garden bound by walls and fencing. It is noted that there are other properties within this street which have a similar extension to the proposed.



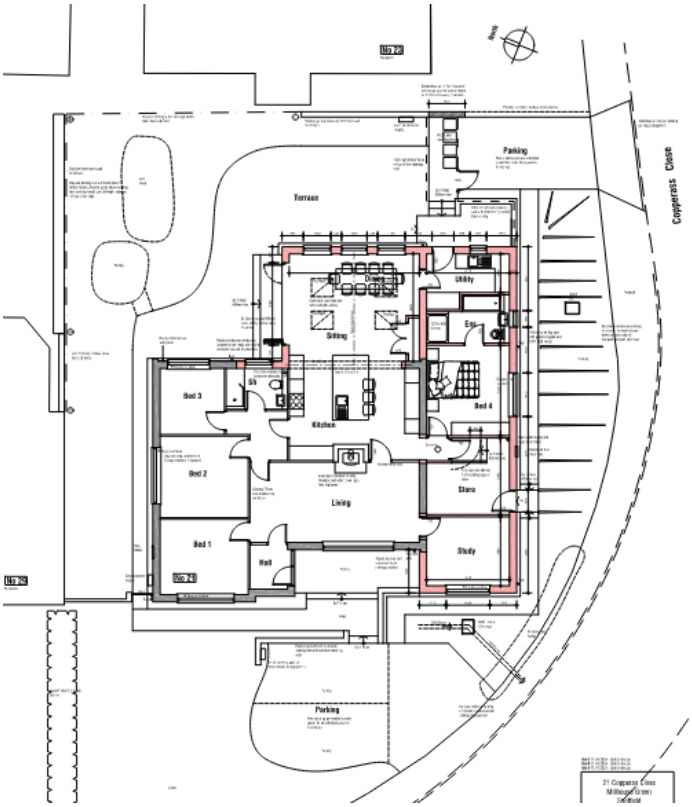


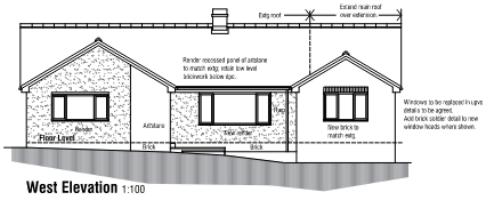
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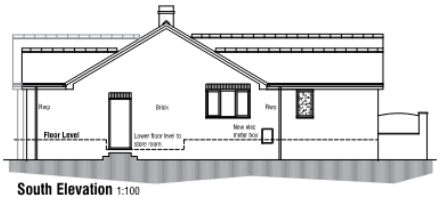
Proposed: The proposal is for a single storey side, front and rear extension wrapping around the property in an L-shape. The proposal will project to the front by 1.8m, to the side by 3.74m and to the rear 4.78m. The proposal will provide a dining room and utility at the rear, bedroom, en-suite, storeroom and study at the side/front. The proposal will have a pitched roof, a gable facing the front and gables to the rear. Bi-folding doors will face to the side into the rear garden and large windows will serve the dining room to the rear. The extension will be in a mix of render and brick to match the existing.

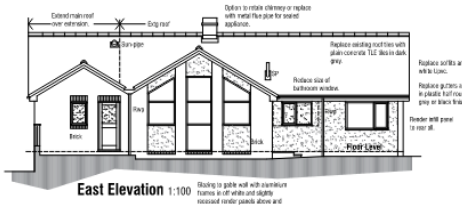


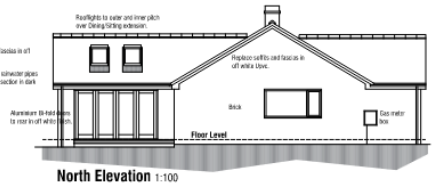
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C**onsultations:**

Penistone TC – No comments

Highways – No objections subject to conditions

Drainage – No objections

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: None

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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	No setback, the side extension projects to the front.
Two Storey / First Floor	
2. set back / set down (500mm minimum)	
3. less than 2/3 the width of the original dwelling	Yes, and as the proposal is on a corner plot the sideways projection does not exceed more than half the width of the existing gap between the original dwelling and the side boundary.
All	
4. roof design corresponds to existing	Yes, pitched roof
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	Side windows proposed however across the road from the neighbouring properties, not expected to result in a loss of privacy.
7. materials to match	Yes, render and brick
8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	The proposal increases the living space of the property. The site maintains 3 off street parking spaces adhering to planning policy.

Rear Extension:

	Yes
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	Detached
3. if more than 3m are the eaves more than 2.5m in height?	Eaves less than 2.5m
Two Storey	

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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	Yes, render and brick to match
7. roof design compliments / ties in well	Yes, pitched roof
8. habitable room windows on the side elevation?	Yes, bi-fold windows facing into the rear garden area facing number 19. The boundary treatment provides suitable privacy.
9. distance to rear boundary (shared with another residential property) 10m or more?	Distance to rear boundary is 4.87m. Things to take into consideration are the fact that the proposal is replacing the existing conservatory and will also see the removal of the rear garage. The rear elevation of the host property faces the side elevation of the neighbours, which will lessen the potential impact of the proposal. For the above reasons, although the proposed distance is less than usually acceptable in this instance taking into account the above and the existing boundary treatment the proposal is acceptable.

Front Extension:

	Yes
1. single storey?	Yes
2. small projection? (confirm measurement)	Yes, 1.8m in line with the existing front projection.
3. roof design corresponds to existing.	Yes, pitched
4. windows / doors of a similar design / proportion	Yes
5. materials to match	Yes, render and brick to match

Dormer Extension

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*

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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	
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: