

Householder Proforma

Application Ref: 2022/1149 **Address:** 324 New Road, Staincross, S75 6GP

Proposal: Single storey side extension to dwelling



Neighbour Representations: No objections

Property Description: The site is located on New Road in Staincross. The site is situated on a sloping site, inclining away from New Road. The site consists of a large dormer bungalow and associated outbuildings. The bungalow is set back from the road with a large garden area, detached garage and space for off street parking located at the front. The property is accessed from a shared driveway with 2 other properties built to the rear of the site. The property itself is stone built, gable fronted with a pitched roof and a single storey front extension. The property is bound by a low stone wall and small iron railings above and hedges and greenery at the front providing some screening from New Road. To the North of the site is a large, detached dwelling, to the west a detached bungalow and to the east a row of large red brick terraced dwellings.

Proposed: The proposal is for the erection of a single storey side extension. The extension will project to the side 3.34m, measure 4.6m in length, set back from the front by 8.54m and from the rear by 0.5m. The proposed materials will be matching stone and tile and the roof has been designed with a pitch to match the host property. Small Velux windows will be on both the front and rear elevations. Windows will occupy both the front and rear elevation with a stone wall and a large, high picture window located on the side elevation. The proposal will provide a kitchen extension.

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Consultations:

Highways DC – No objections

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History:

B/99/0578/DT - Erection of two-storey side extension and detached garage.

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	Yes, set back 8.54m
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	Yes, a pitched roof to match the existing
5. windows / doors of a similar design / proportion	Yes, the side gable window is a large picture window but at a higher level avoiding overlooking issues.
6. habitable room windows on the side elevation	Yes, but the picture window is at a high level, to allow additional light into the extension, therefore it is not expected to cause any overlooking in line with policy.
7. materials to match	Yes, stone and tile, this will be conditioned
8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	No

Rear Extension:

	No
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	

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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:

	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?	

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*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