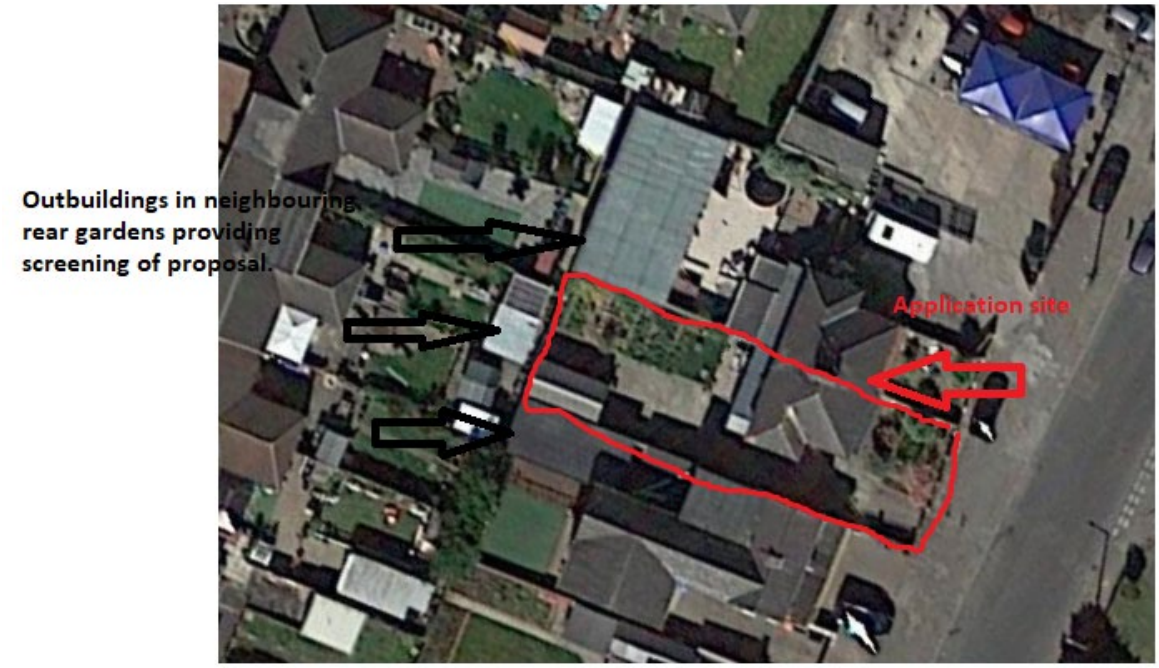
Householder Proforma

Application Ref: 2022/0862 **Address:** 79 Brierley Road, Grimethorpe





Neighbour Representations: None

Property Description: The site is a large plot located on Brierley Road in Grimethorpe. The site consists of a 1930's large red brick semi-detached dwelling with a hipped roof, a front bay window at ground floor level and a canopy over the front window and door. The property is set back from the road with a front garden bond by a low brick wall and gates. There is a long driveway leading to the rear of the property. The property has been designed with a 2-storey side projection set well back from the frontage. The rear of the property is a good size, with a single storey rear extension and a detached garage serving the driveway.

Adjacent to the property is a large detached pitched roof building along with many attached large flat roof extensions to the rear forming the boundary with the host property. This building is a large shop, brick built with a flat roof front extension and associated signage. There is also off-road parking provision at the front of the shop. The adjoining property mirrors the host in proportions and style, and the neighbouring properties have large flat roofed extensions and outbuildings to the rear, some forming the site boundary. Beyond the pair of semis is a large garage/ car wash facility.

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The street scene is formed by a mix of 2 storey and single storey buildings of differing roof forms and building materials.

Proposed: The proposal is to extend the 2-storey side projection to the font of the property, erect a single storey front extension, replace the rear conservatory with a single storey rear extension with a lean to roof, convert the hipped roof to a gable, and erect a large flat roof dormer to the rear. The application also proposes to replace the existing garage with a large flat roofed garage and attached summer house.

The 2-storey side will project 1.54m in line with the existing projection and will be set back at first floor level by 0.3m with a corresponding lowered roof line. The front single storey extension will project 1.7m and will provide an entrance porch. The rear extension will project 1.9m and replace the existing. This will have a lean to roof style and will be built in matching red brick and tile. The roof style on the host property will be changed from hipped to a gable. This contrasts with the adjoining property. A large flat roof dormer will be located to the rear of the property spanning the rear elevation.

The detached garage will be replaced with a much larger L shaped construction, consisting of a garage, and attached summerhouse. The garage will measure 11x5m, 3.65m to the eaves and 4m total height with a flat roof construction. The summer house will measure 5x5.5m, will be set back 5.5m from the front of the garage, and will measure 2.15m to the eaves, 3.65m total height with a pitched roof construction. The height of the garage is required in order to store the applicant's box van (see picture below)



All the additions will be built in matching red brick and tile. The dormer will be clad to match the roof construction.

C**onsultations:**

Highways DC – No objections

Pollution – No objections subject to condition

Local Plan Designation: Urban Fabric

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Conservation Area: No

Relevant History: None

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	
Two Storey / First Floor	
2. set back / set down (500mm minimum)	Yes, set back at first floor (0.3m) with corresponding lowered roof
3. less than 2/3 the width of the original dwelling	Yes
All	
4. roof design corresponds to existing	No, the application proposes a hip to gable extension. Although not usually acceptable in terms of design due to the unbalancing of the semi's, there are a few factors to be taken into consideration. The property is set back from the road with a pitched roofed property particularly close to the development site. The hip to gable on the original dwelling could be carried out without planning permission. The street scene is mixed with both materials, types of properties and building materials. Considering the close relationship with the neighbouring property and the set back of the building, and the vast differences in the surrounding properties in this instance the hip to gable will not be a prominent feature within the street scene, and although the proposal will unbalance the pair of semis, the change is absorbed by the surroundings when viewed from Brierley Road. For these reasons the proposal is therefore acceptable.
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	no
7. materials to match	Yes, matching brick and tile
8. neighbouring property extended to side or windows?	There is a side facing window serving the shop at second floor level. It is unclear if this window serves a habitable room, however the 2-storey extension does not come back as far as this window, and as it will be flush with the existing is not expected to cause detriment.
9. Any change to parking or access?	The proposals retain adequate access and parking arrangements for the site and do not otherwise adversely impact upon the highway

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Rear Extension:

	Yes
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	Yes, 1.9m
3. if more than 3m are the eaves more than 2.5m in height?	N/A
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	Yes, brick and tile
7. roof design compliments / ties in well	Yes, lean to roof which ties in with the host property
8. habitable room windows on the side elevation?	no
9. distance to rear boundary (shared with another residential property) 10m or more?	yes

Front Extension:

	Yes
1. single storey?	Yes
2. small projection? (confirm measurement)	Yes 1.7m
3. roof design corresponds to existing	Yes, lean to roof which ties in with the existing.
4. windows / doors of a similar design / proportion	Yes
5. materials to match	Yes

Dormer Extension

	Yes
1. Pitched roof dormer on principle roof slope?	No
2. Flat roof dormer on rear roof slope?	Yes

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3. Dormers in street scene & similar style?	A large dormer adjacent to the rear similar style
4. Set below roof ridge?	No
5. Set in [ideally 0.5m] from both the eaves and gable edge?	0.5 from the eaves 0.3 from the gable edge
6. Set in 0.5m from party walls?	Set in 1.4m from the party wall

The dormer is large and has a flat roof construction. This is not normally encouraged, however there are a few factors to take into consideration. There is a similar large flat roof dormer directly opposite to the proposed siting. The property is surrounded by many flat roofed structures therefore the proposal will not look out of place. Although the proposal is close to the party wall, the neighbour does not have a dormer therefore there is little potential impact. Although not an ideal design feature given the surroundings the proposal will not appear injurious within this setting.

Garage / Outbuilding*

	Yes
6. single storey?	Yes
7. height to eaves 2.5m or less?	The eaves to the summer house are 2.15 which is in line with planning policy. The eaves to the garage will be 3.65 which is more than usually acceptable. However, the setting and surroundings need to be taken into consideration. The site is flanked on both sides by large, high flat roofed structures. Beyond the rear boundary there is also a large outbuilding with a pitched roof at the end of a long domestic garden. The property to the rear will be over 13m away from the outbuilding. When viewed amongst the existing outbuildings within this setting, although much larger than usually acceptable, the proposed outbuilding is not expected to cause excessive detrimental overshadowing, therefore, in this instance the surroundings mitigate the potential impact and for these reasons the proposal is deemed acceptable.
8. sympathetic design and materials to main dwelling?	The materials and the pitched roof to the summerhouse match the design principles within the host property and the flat roof part of the construction although not ideal will relate to the surroundings therefore in this instance the proposal is acceptable.
9. If room in the roof space, is it storage only?	N/A

*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)	

Recommendation:

Grant subject to conditions