

Householder Proforma

Application Ref: 2022/1027

Address: 23 Welfare View, Goldthorpe, S63 9ED



Neighbour Representations: None

Property Description: The site is located on Welfare View in Goldthorpe, a residential street characterised with large red brick terraced and semi-detached properties. Welfare Road bends sharply just below the site creating a cul-de-sac effect. The site consists of a large end terraced dwelling which steps slightly up in height from its adjoining neighbour due to the incline of the road. The next adjacent properties are a pair of large semi's which are also built a step up again due to the incline. The host property is constructed in red brick with a hipped roof design, set back from the road with a large, long rear garden. The rear garden is at a lower level to the dwelling, with the property accessed via steps at the rear.

Proposed: The proposal is to erect a single storey rear extension projecting 3.38m to the rear, measuring 4.235m in width, 3.45m to the eaves and 4.61m in total height. The proposal will provide a bedroom for a disabled user. The proposal will be constructed in red brick and tile to match the existing, and has been designed with a hipped roof.

Consultations: None

Local Plan Designation: Urban Fabric

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:	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	

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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)?	The property is a large end terrace forming part of a row of 4. The proposal is to project 3.86m which is more than SPD expectations. A number of mitigating factors need to be taken into consideration when assessing this application. The proposal is built 2.38m away from the adjoining property, however, does have an eaves height of well over 2.5m due to the sloping site and lower garden level. It should be noted that the neighbouring semi-detached property is set higher still, therefore the impact to this property will be significantly reduced. The rear garden faces South West, so the proposed extension is not expected to cause any excessive overshadowing to the adjoining property, and due to the neighbouring semi-detached property being built at a higher level the impact in terms of overshadowing for this property will be significantly reduced. It is for these reasons that in this location the height and projection of the proposal is acceptable.
2. semi-detached and less than 4m?	
3. if more than 3m are the eaves more than 2.5m in height?	No, the eaves are much higher at 3.45m due to the differing land levels within the site. Usually eaves higher than 2.5m and a projection of more than 3m would be unacceptable however taking into account

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	the above information, in this instance the proposal is found acceptable.
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	Brick and tile are proposed, a condition will ensure they are matching.
7. roof design compliments / ties in well	Yes, hipped roof to match the host property
8. habitable room windows on the side elevation?	No side windows proposed
9. distance to rear boundary (shared with another residential property) 10m or more?	Yes, more than 10m

Front Extension:

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