Householder Proforma

Application Ref: 2023/0965 **Address:** 11 Snetterton Close, Cudworth, S72 8NA

Application: Single storey front (including integral garage) and rear extensions and two storey side extension to dwelling

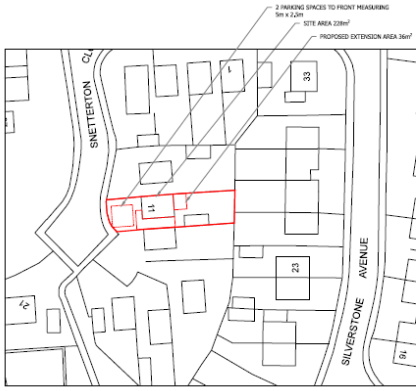
Neighbour Representations: None

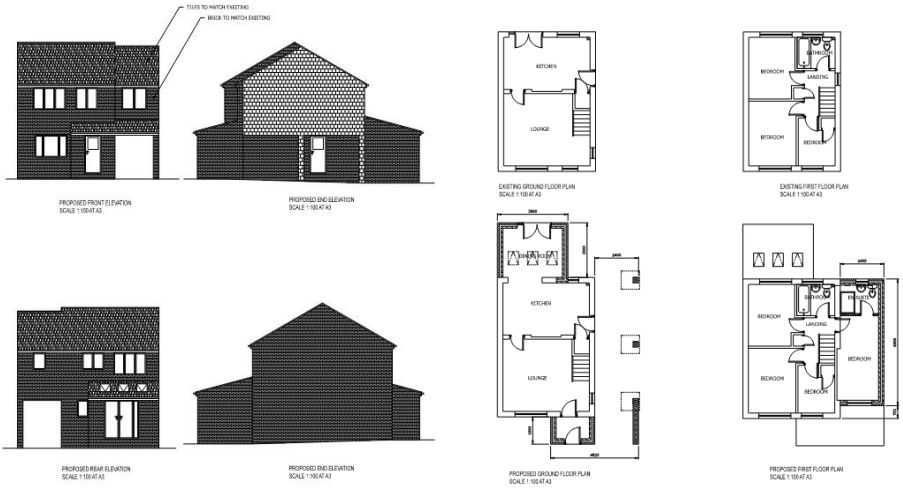
Property Description: 11 Snetterton Close is a cul-de-sac is located within a residential area. The property is a detached, red brick built two storey dwelling with a pitched roof. It is nestled amongst similarly designed properties and set central within a bank of three. The property is set back from the road with a front garden boundary by a brick wall. To the side of the property is a driveway leading to a detached garage at the rear. The rear garden is a decent size and is bound by a mix of brick wall, fencing and hedges.



Proposed: The proposal is for a 2 storey side extension. The side extension will project to the side 2.4m, to the front by 1.5m and will project across the front door to provide a porch. The proposal is also for a single storey rear extension projecting to the rear by 3m. The proposals will provide a car port at the side, porch at the front and dining room to the rear at ground floor level. The proposal will also provide a bedroom and en-suite at first floor level. The extensions will be constructed in matching materials and the side extension has been set back 0.69m at first floor level with a corresponding lowered roof line.

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C**onsultations:** Highways – No objections to amended plan

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:	Yes
Single Storey	
1. set back	
Two Storey / First Floor	
2. set back / set down (500mm minimum)	Yes, set back 0.69m with corresponding lowered roof line. The proposal has been set back larger than usually expected as the proposal will be built right up to the boundary with the neighbouring property and there is potential for a terracing impact. Given that the proposal has been amended to reflect a larger set back along with a corresponding lowered

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	roofline this is now acceptable in terms of visual amenity.
3. less than 2/3 the width of the original dwelling	Yes
All	
4. roof design corresponds to existing	Yes
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	No
7. materials to match	Yes, brick and tile to match
8. neighbouring property extended to side or windows?	No side windows on neighbours facing elevation
9. Any change to parking or access?	Yes, the erection of the side extension will result in the garage being unusable. Two parking spaces will be made available within the front garden area in compliance with SPD: Parking.

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?	Not more than 3m
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:

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	Yes
1. single storey?	
2. small projection? (confirm measurement)	Yes, 1.5m
3. roof design corresponds to existing	Yes, lean to design
4. windows / doors of a similar design / proportion	Yes
5. materials to match	Yes

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	
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: