

# Householder Proforma

Application Ref: 2021/1288

Address: 5 Crossways, Bolton Upon Dearne



**Neighbour Representations:** No objections to proposal.

**Property Description:** The site is located within a densely populated residential area. The property is a red brick large semi-detached dwelling with a hipped roof design. The site is surrounded by similar designed properties, some of which have been extended at the side and front. The property is set back from the road with a front garden bound by metal fencing and an area of hard standing providing off road parking. There is an existing outbuilding which is attached to the outbuilding of the neighbouring property. This is located at the side, in-between the two properties. The rear garden is a good size and is bound by wooden fencing.

**Proposed:** The application proposes to erect a single storey rear, side and front extension, a bay window and canopy across the front elevation connecting the proposals. The proposals will be in matching brick and tile with a pitched roof design. The rear extension will project to the rear by 3.332m and measure 5.712m in width with bi-folding doors leading to the rear garden. The side extension will project 2.8m to the side and project 1m to the front. The new bay window will also project 1m to the front with a canopy across the front elevation linking the 2 elements.

**Local Plan Designation:** Urban Fabric

**Consultees:** None

**Conservation Area:** No

**Relevant History:** No

**Acceptable in Principle:** The proposal is acceptable in principle.

There is evidence of extensions to the front and side of properties within the street scene similar in design to the proposed. The size of the proposed extensions are modest, and in compliance with Planning Policy. The proposals will be built in matching materials and are not expected to cause any detriment to both residential and visual amenity.

## Householder Proforma

<b>Side Extension:</b>	Yes
Single Storey	
1. set back	No, the side extension projects to the front by 1m in line with the bay window and canopy.
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	The proposal is for a pitched roof, which corresponds to the existing, although not hipped, it still works in this location
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	No
7. materials to match	Yes
8. neighbouring property extended to side or windows?	No extension to the side for the neighbouring properties, there are side facing windows at no. 3, however due to the location and size of the proposed are not expected to have a detrimental impact. There are no side windows proposed within the new extension.
9. Any change to parking or access?	No change to the existing off street parking arrangement.

## Rear Extension:

	Yes
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	Semi-detached projecting 3.332m, less than 4m
3. if more than 3m are the eaves more than 2.5m in height?	No, the eaves are 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	Yes
7. roof design compliments / ties in well	Yes pitched roof
8. habitable room windows on the side elevation?	No

## Householder Proforma

9. distance to rear boundary (shared with another residential property) 10m or more?	Distance around 17m
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### Front Extension:

	Yes
1. single storey?	Yes
2. small projection? (confirm measurement)	Yes 1m
3. roof design corresponds to existing	Yes
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	

## Householder Proforma

(the lean-to extension may not be modern but included it in here just in case)	
4. total extensions (including proposed)	

**Recommendation:** Approve with conditions