

Householder Proforma

Application Ref: 2022/1242

Address: 22 Bar Lane, Staincross, S75 6DQ



Neighbour Representations: None

Property Description: The site is located on Bar Lane in Staincross. Bar Lane is a busy route from Mapplewell to New Lodge and characterised by a mix of two storey and single storey brick-built dwellings. The site is a good-sized plot fronting Bar Lane with green belt to the rear. The site consists of a large red brick-built dwelling, with a hipped roof, set back from the road with an open plan front garden area and a large rear garden, some of which lies within the green belt. The property has a side driveway leading to a long-pitched roof detached garage at the rear. The property has been extended to the rear single storey projecting 3.885m. The rear garden is bound by a mix of hedges and fencing.

Proposed: The proposal is to erect a second storey rear extension over the existing projecting 3.885m to the rear. The application then proposes to change the roof design from a hipped roof to a pitched roof extending over the rear extension. A flat roof dormer will be erected at the rear to accommodate an additional third floor bedroom. The application also proposes a single storey rear extension projecting a further 4.115m (total 8m projection when measured from the original wall. This will have a flat roof and be in matching materials. The proposals will provide a kitchen dinner on the ground floor, a large master bedroom with en-suite at first floor level and an additional bedroom within the roof space.

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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	
6. habitable room windows on the side elevation	

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7. materials to match	
8. neighbouring property extended to side or windows?	
9. Any change to parking or access?	

Rear Extension:

	Yes
Single Storey	Yes, single storey beyond the 2-storey element
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	The property is detached, and therefore the rear projection is not limited within the SPD, however, the potential impact will still be assessed. The total rear projection will be 8m which is significant in terms of potential impact to the neighbouring properties. The neighbouring property No. 24 has significant rear extensions and outbuildings along the shared boundary. For this reason, the proposed rear projection will have minor impact in terms of loss of amenity. The property at No. 20 will be most impacted by the development. The existing rear garage within the site projects further into the rear garden than the proposal. This has been considered when assessing the proposal, and when viewed along with the neighbouring existing structures and taking the sun path into account the proposal is not expected to cause excessive detrimental loss of amenity to the neighbour at No. 20.
3. if more than 3m are the eaves more than 2.5m in height?	Yes, the eaves to the flat roof are 2.98m, 3.04m in total height. Due to the position of the proposal in relation to the neighbouring properties, loss of light will be relatively minor when the sun path is considered.
Two Storey	Yes, a second storey will be built above the existing with a rear projection of 3.885m. Many other properties within this location

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	have large two storey and single storey rear extensions of a comparable size. Due to the location of the property and considering the sun path in terms of impact to the neighbouring properties, the proposal is not expected to cause excessive loss of amenity within the setting in compliance with Local Plan Policy.
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, matching brick and tile
7. roof design compliments / ties in well	The roof has been re-designed changing from a hipped roof style to a pitched roof style. The properties flanking the site have hipped roof types, however, when viewed from the street scene which comprises of both hip and pitched roof designs, the proposal is not expected to appear incongruous within this setting in compliance with Local Plan Policy.
8. habitable room windows on the side elevation?	No
9. distance to rear boundary (shared with another residential property) 10m or more?	Green belt to the rear of the property

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?	

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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 should not 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