Householder Proforma

Application Ref: 2022/0090 **Address:** 131 Carr Green Lane, Mapplewell, S75 6DY







Neighbour Representations: None

Consultees: Highways DC – No objections

Property Description: The site is located on Carr Green Lane in Mapplewell and is amongst a small cluster of dwellings surrounded by green belt. The site consists of a small, pitched roof bungalow with a number of existing extensions designed with both a flat and pitched roof, located on the front, side and rear of the property. The existing rear pitched roof extension is rendered and adjoins a conservatory. The conservatory does not have the benefit of planning permission. Within the rear garden area there is a large detached double garage, store and timber kennels. It is noted that these also do not have the merit of planning permission. The property is red brick built with a render finish to the front, set back from the road with a good-sized front garden area and driveway providing off street parking. The property is bound by a mix of timber fencing, and a low wall with a good-sized hedge along the front boundary.

It should be noted that the outbuildings were erected many years ago and are exempt from planning enforcement.

Proposed: The proposal is to replace the existing conservatory with a single storey rear extension with a flat roof and roof lantern, along with alterations to the existing rear extension by way of

introducing a full height glazed window. The plans also show the demolition of the existing outbuildings. The proposed extension will adjoin the existing pitched roof kitchen extension with a marginally larger footprint to that of the conservatory to provide a family room with bi-folding doors leading to the rear garden. The extension will project 3.12m to the rear and measure 4.37m in width. The proposal will be rendered to match the adjoining extension.

Local Plan Designation: Green Belt

Conservation Area: No

Relevant History: B97/0333/DT Erection of side and rear single storey extensions and restyling bay window.

Acceptable in Principle: The proposed extension will replace the existing conservatory within a similar footprint. In principle extensions to dwellings within the green belt are acceptable as long as they do not exceed the 100% green belt limit. The proposed extension will result in exceeding the 100% green belt limit and is in principle therefore not acceptable. However, each proposal is taken on its own merits and this application is no exception. The client has proposed to remove the unsightly rear outbuildings, therefore reducing the impact on the surrounding green belt. The proposed conservatory replacement will only see a footprint increase of 0.39m². This will result a total footprint increase of 101% which is acceptable in this instance.

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

Rear Extension:

	Yes
Single Storey	

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1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	Detached property and projecting 3.12m
3. if more than 3m are the eaves more than 2.5m in height?	No, 2.55m
Two Storey	No
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 rendered to match the existing
7. roof design compliments / ties in well	Not matching as flat roof with lantern. Other flat roof extensions are evident with the site, therefore will tie in well.
8. habitable room windows on the side elevation?	No
9. distance to rear boundary (shared with another residential property) 10m or more?	Rear boundary shared with Green Belt beyond

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?	

Garage / Outbuilding*

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	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	47.16m²
2. proposed extensions	13.78m²
3. any existing extensions (the lean-to extension may not be modern but included it in here just in case)	Bay window 2.82m² Side extension 20.61m² Rear extension 11.09m² Conservatory to be replaced and outbuildings to be removed.
4. total extensions (including proposed)	48.01m²

Recommendation: Approve with conditions