

Householder Proforma

Application Ref: 2022/0297

Address: 96 Towngate, Silkstone, S75 4SY



Neighbour Representations:

1 Letter of objection has been received with the following concerns:

- The plans show that the extension wall next to land and property at 94 Towngate will replace the boundary wall. This will move the boundary between 94 & 96 so that the applicant will gain land. The boundary wall was erected about 20 years ago and jointly funded by residents at 94 Towngate and previous owners at 96 Towngate.
- The building and foundations, and guttering will overhang onto neighbour's land.

Consultations: Silkstone Parish Council – No comments received

Property Description: The site is located within a densely populated residential estate, on Towngate in Silkstone. The site is located on a corner plot, consists of a detached 2 storey dwelling, Brick built with an integral garage accessed from the front. The property is amongst similar designed dwellings, pitched roof, gable fronted, and brick built. To the rear of the property is an existing conservatory which will be replaced with the proposed extension. There is a Juliette balcony within the upper floor which will be replaced with a smaller window to accommodate the proposed extension. The property has a good-sized garden which is bound by a mix of fencing, wall and hedge.

Proposed: The proposal is to replace the conservatory with a matching brick built rear extension, designed with a flat roof. The extension will project 3.66m to the rear when measured from the garage, 7.21m in width, 3m to the eaves and 3.07 m in total height. This will provide a kitchen and dining area with a kitchen window and patio doors leading into the rear garden area.

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	

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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	
1. terraced property and less than 3.5m (projection to rear)?	Detached property
2. semi-detached and less than 4m?	Detached property, projection is less than 4m
3. if more than 3m are the eaves more than 2.5m in height?	Yes, the proposal projects 3.66m from the existing garage and is 3m to the eaves which is higher than 2.5m. In this instance the proposal has been set away from the adjoining boundary with No 94 Towngate retaining the existing fence and hedge boundary, and 94 Towngate has an existing rear extension further lessening the potential impact of the proposal. Due to the boundary treatment, existing extension and orientation of the proposed extension, when assessed within this setting the proposal is acceptable and impact to the neighbouring property minimal.
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, brick to match the host property

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7. roof design compliments / ties in well	A flat roof is proposed, although not a design feature usually encouraged, due to the matching materials and location of the proposal in this instance I find the design acceptable.
8. habitable room windows on the side elevation?	No
9. distance to rear boundary (shared with another residential property) 10m or more?	8.26m, which is lower than the recommended distance, however, the rear elevation faces the blank gable end of the neighbouring property, and the distance is similar to that within the existing conservatory. The proposal is single storey and is not expected to impact further on the amenity currently enjoyed by the neighbouring properties.

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*

	No
6. single storey?	
7. height to eaves 2.5m or less?	

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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)	

The proposal is for a rear extension to a detached dwelling projecting 3.66m to the rear. The original plans showed the extension to be built off the boundary wall, which caused some concerns with the neighbours at 94 Towngate. As a result of further talks between the applicants and their neighbours, the proposed extension was set in, with the existing boundary retained to the satisfactory of both parties and reducing the potential impact. The changes have been assessed and are deemed acceptable in terms of planning policy and residential amenity impact.

Recommendation: Grant subject to conditions