

Householder Proforma

Application Ref: 2022/0317

Address: 1 Church Drive, Hoylandswaine, Sheffield, S36 7LZ

Proposal: Erection of single storey side/ rear extension to dwelling



Neighbour Representations: No objections

Property Description: The site is located within a modern housing estate off Haigh Lane in Hoylandswaine. The site comprises of a large, detached dwelling with a detached garage located within the front garden area. The property is stone built, with a pitched roof and has been designed with 2 bay windows to the front and a small lean-to extension to the rear. The property is surrounded by similar designed dwellings, bound by fencing to the side and rear of the site. The property benefits from a good-sized rear garden and open plan at the front providing off street parking.

Proposed: The proposal is for a single storey rear and side extension resulting in an L shaped design. The side extension is set back from the frontage by 0.45m, projects to the side by 3m and has been designed with a lean-to roof. The side extension will project beyond rear elevation by 1.95m, measure 2.8m to the eaves and 3.2m in total height when measured from the front. This will provide an accessible bedroom and bathroom, with patio doors leading into the garden area and internal access through the dining area. Due to existing land levels the proposed side extension will measure slightly differently when measured from the rear. The existing rear extension will be demolished and replaced with a much larger proposal. The rear extension will project 4.1m to the rear and will span across the rear of the property, again measuring 2.7m to the eaves and 3.08m in

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total height. The rear extension has been designed with a flat roof, with roof lanterns providing additional light, 3 sets of patio doors facing into the rear garden and a long window located on the side facing the adjoining boundary fence. This will provide an open plan kitchen and dining room.

Consultations: Penistone Town Council – No objections

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	Yes, at 0.45m this is an acceptable set back from the frontage.
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 side extension was originally designed with a flat roof however this was deemed unacceptable. A lean to roof design has been provided which works better within this setting and harmonises with the host property.
5. windows / doors of a similar design / proportion	Yes, the windows and doors are of similar design and are in proportion.
6. habitable room windows on the side elevation	There is a long side window proposed within the dining room area. As this is a ground floor location only and is screened by the existing boundary fence. The proposals are not expected to affect the residential amenity currently enjoyed by the adjacent occupiers.
7. materials to match	Yes
8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	No

Rear Extension:

	Yes
Single Storey	

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1. terraced property and less than 3.5m (projection to rear)?	N/A
2. semi-detached and less than 4m?	Detached projecting 4.1m to the rear
3. if more than 3m are the eaves more than 2.5m in height?	Eaves 2.7m, with total height 3.08m due to the flat roof design. 2.7m is higher than usually recommended and will therefore need to be assessed in terms of impact. A large, detached garage is located beyond the western boundary which will provide a visual barrier from the neighbouring properties and reduce the height impact. The eastern boundary has a good wooden boundary fence and due to the orientation of the properties beyond this, the harm to these neighbouring properties will be minimal, in line with Planning Policy.
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	No, the proposal has been designed with a flat roof which is not usually encouraged; however, the flat roof proposal is located to the rear of the property and will be in matching materials therefore will not have a great impact on the surroundings. In this instance the proposal is acceptable.
8. habitable room windows on the side elevation?	There is a long side window proposed within the dining room area. As this is a ground floor only and faces a good boundary fence, the impact is not expected to affect the residential amenity of the adjacent occupiers.
9. distance to rear boundary (shared with another residential property) 10m or more?	Yes, 12m

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	

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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?	
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