

Householder Proforma

Application Ref: 2022/1150

Address: 24 Lane Head Rise, Staincross, S75 6NQ



Neighbour Representations: None

Property Description: The site is located on the cul-de-sac of Lane Head Rise just off Sackup Lane in Staincross. The site is located within a residential area, surrounded by residential properties, and with a small area of green space directly adjacent. The site consists of a semi-detached bungalow, brick built with a hipped roof. The property is set back from the road with a front garden area, and driveway leading down the side of the property to a detached flat roofed garage. The property has a reasonably sized rear garden, bound with the adjoining property by a hedge and fencing, higher fencing at the rear of the garden and open fencing along the driveway.

Proposed: The proposal is to erect a single storey rear extension projecting 4.05m, measuring 5.84m wide, 2.43m to the eaves and 4.4m total height. The proposal will provide a living room, with sliding patio doors facing the rear. The materials will be in matching brick and tile and the roof will be hipped to tie in with the existing. A composite door will be located on the side elevation facing the driveway. The proposal will be built 0.54m away from the adjoining boundary.

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	

Householder Proforma

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)?	
2. semi-detached and less than 4m?	The property is semi-detached, and the proposal will project 4.05m which is slightly larger than 4m, however the increase is so minimal and the proposal is set away from the adjoining boundary therefore in this instance the small increase is acceptable and not expected to cause any detriment to the adjoining neighbours in line with planning policy.
3. if more than 3m are the eaves more than 2.5m in height?	The eaves are 2.43m which is within the acceptable range.
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	Matching brick and tile
7. roof design compliments / ties in well	Yes, hipped roof to match the host property
8. habitable room windows on the side elevation?	No side windows proposed
9. distance to rear boundary (shared with another residential property) 10m or more?	Yes, more than 10m

Householder Proforma

Front Extension:

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?	
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)	

Householder Proforma

4. total extensions (including proposed)	
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Recommendation: Grant subject to conditions