Householder Proforma

Application Ref: 2023/0182 **Address:** 1 Hoyland Close, Millhouse Green, S36 9NT

Applicant: Mr Darren Bradwell **Development:** Erection of single storey rear extension

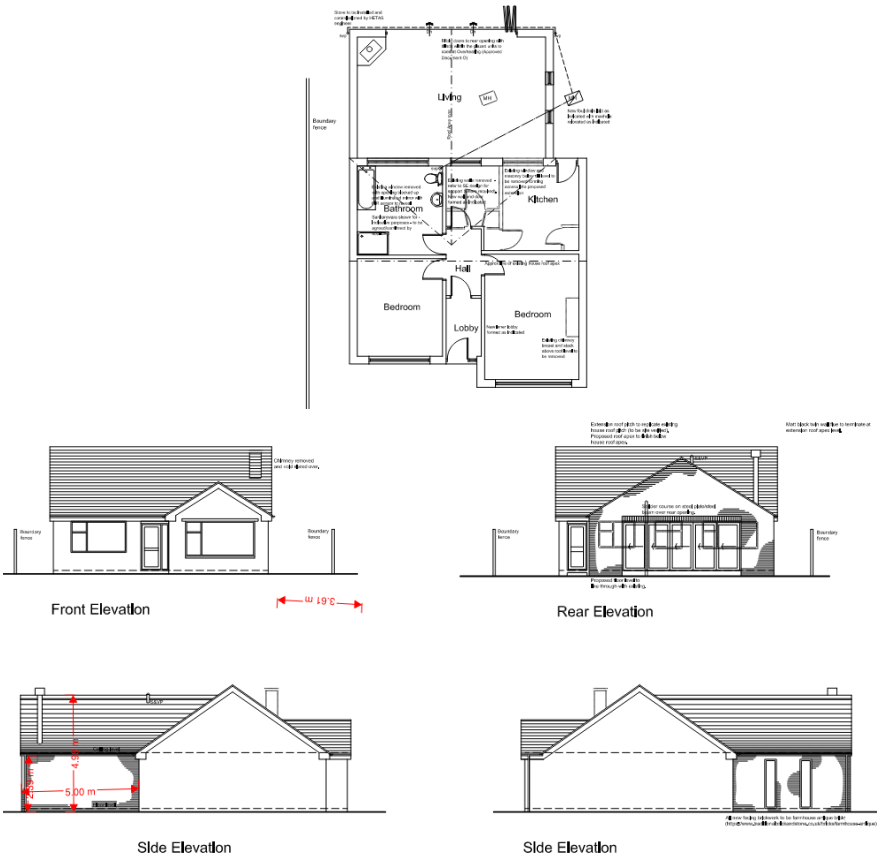
Neighbour Representations: None

Property Description: The site is located within a housing estate off Manchester Road in Millhouse Green. The site is located within the cul-de-sac of Hoyland Close which is characterised by detached and semi-detached bungalows. The site consists of a detached brick-built bungalow, with a pitched roof, benefitting with a front and rear garden area. The bungalow is traditional in appearance with a front pitched projection. The property has a detached garage within the rear garden accessed from a private drive leading down the side of the host property. The rear garden is bound by wooden fencing. The neighbour to the west has an existing conservatory extension, the neighbours to the east and south have existing outbuildings close to the shared boundary.



Proposed: The proposal is to erect a single storey rear extension to the property projecting 5m to the rear and measuring 7.88m in width, 2.39m to the eaves and 4.98m total height. The proposal will be built in matching brick and tile and will have bi-folding doors along the rear elevation facing into the rear garden. Two long windows will be located on to the side elevation facing west into the side/rear garden. The proposal will create a large living area.

Householder Proforma



Consultations: Parish Council – No comments received.

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: B80/0413/PU Erection of private garage

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	

Householder Proforma

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?	
3. if more than 3m are the eaves more than 2.5m in height?	The proposal is for a rear extension projecting 5m, with the eaves height of 2.39m which is less than 2.5m 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	The extension has been designed with a pitched roof to complement the existing property.
8. habitable room windows on the side elevation?	Yes, 2 tall thin windows are proposed on the west elevation facing towards the shared boundary with the neighbour to the west. The existing boundary treatment will provide adequate privacy to protect residential amenity.
9. distance to rear boundary (shared with another residential property) 10m or more?	Yes, 10m

Front Extension:

	No
1. single storey?	

Householder Proforma

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)	
4. total extensions (including proposed)	

Recommendation: Grant subject to conditions:

Householder Proforma