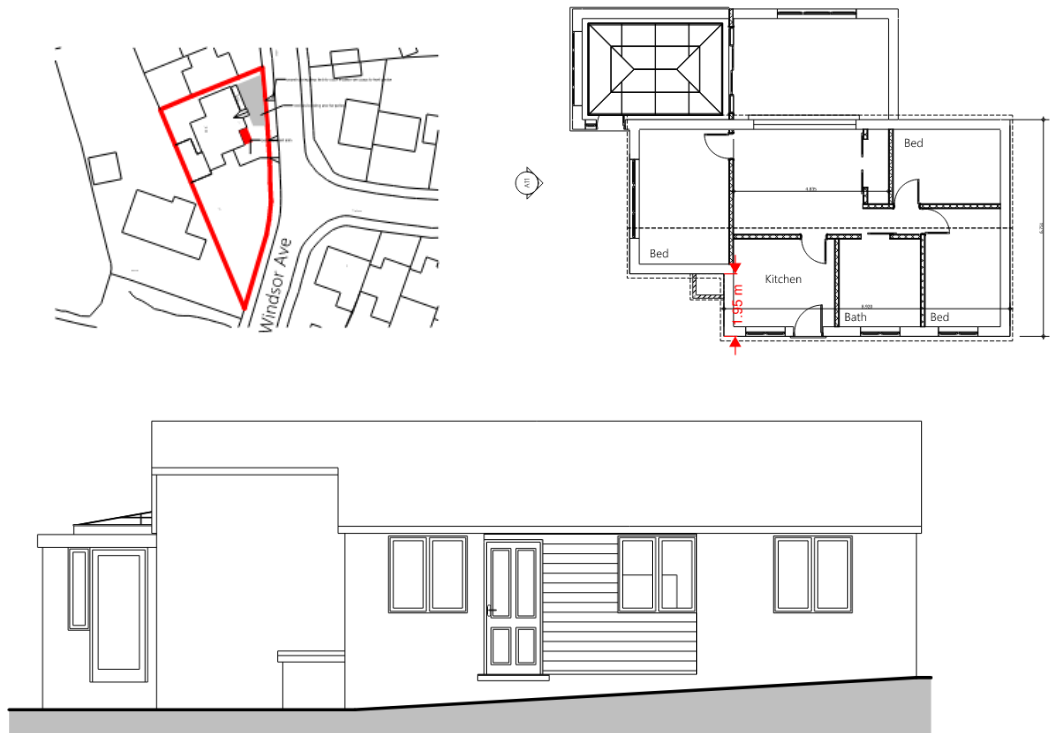


# Householder Proforma

**Application Ref:** 2023/0814    **Address:** 1 Windsor Avenue, Thurlstone, S36 9RX

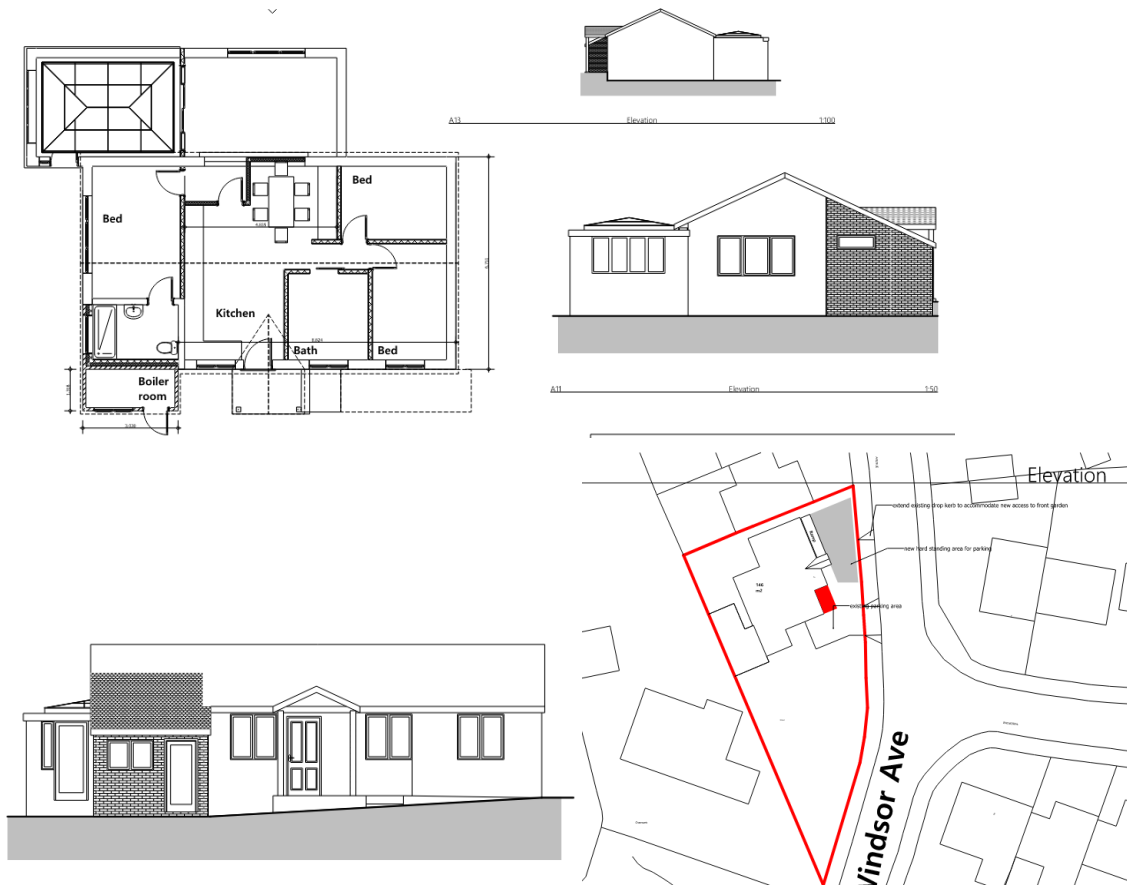
**Neighbour Representations:** None

**Property Description:** The site is located on Windsor Avenue in Thurlstone. Windsor Avenue slopes steeply down to the south resulting in a multi-level site, with the existing car parking area at a lower level. The site is a large plot consisting of a detached bungalow, red brick built with a pitched roof, set back from the road with hard and soft garden areas, and parking area on the frontage. The bungalow is located at the end of a row of two storey dwellings.



**Proposed:** The proposal is for a single storey front extension to provide a boiler and store room. The proposal will have a sloping roof and be built in matching brick and tile. The proposal is also for the erection of a covered porch entrance, with timber beams and matching tiled roof. This will be located over the front door. There will be a new ramp access to the front door and alterations to the front garden area to extend the hard standing area for the provision of parking cars along the frontage. As a result the existing dropped kerb will be extended to accommodate this.

# Householder Proforma



**Consultations:** Parish Council – No comments

Highways DC – No objections subject to conditions

**Local Plan Designation:** Urban Fabric

**Conservation Area:** No

**Relevant History:**

B/74/2027 Lounge bedroom and garage ext

B/79/2085 Boundary fence

B/90/1929/PU Refuse erection of detached garage

B/04/1486 Front Porch

B/04/2428 Front porch

2011/0739 Rear/ side conservatory

**Acceptable in Principle:** The proposal is acceptable in principle. Extensions to domestic properties are acceptable in principle subject to the following assessment:

<b>Side Extension:</b>	No
Single Storey	

## Householder Proforma

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:

	No
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?	
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	
7. roof design compliments / ties in well	
8. habitable room windows on the side elevation?	
9. distance to rear boundary (shared with another residential property) 10m or more?	

## Householder Proforma

### Front Extension:

	Yes
1. single storey?	Yes
2. small projection? (confirm measurement)	Yes, 1.32m projection for the bathroom/ boiler extension. Yes, 1.42m projection for the front covered entrance.
3. roof design corresponds to existing	Yes, a pitched roof for the porch, and lean to for the front extension which corresponds to the existing.
4. windows / doors of a similar design / proportion	The windows on the front of the boiler extension are similar but smaller than those in the host property. Windows of a similar proportion would usual be encouraged, however due to the land levels the floor level and eaves are slightly lower than the existing. The boiler door is therefore lower than the main entrance door. The windows have been designed slightly smaller than the existing due to the nature of the proposal. The fact that the property is a stand-alone detached bungalow at the end of a row of larger two storey dwellings of differing design is also considered. On balance when viewed from the street scene, the proposal is not expected to look incongruous.
5. materials to match	Yes, the extension will be in matching brick and tile. The covered porch will have a timber frame and matching roof tiles. Although the timber frame is not to match the existing, timber cladding can be found on the frontage of many of the properties on Windsor Avenue, and is therefore, not an uncommon material within this location. Furthermore, the dwelling is set back much further than the neighbouring properties, which provides further mitigation. The proposed timber frame is therefore acceptable within this location.

### 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?	

## Householder Proforma

### 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)	

Windsor Avenue has a mix of frontages, inclusive of walled gardens, open plan gardens and hardstanding for parking along the frontage. The proposal will see the front garden which is a mix of both soft and hard landscaping and is partly used for parking a car, become a formal area of hardstanding for parking at the front of the property. A ramp is also proposed for access to this area. Given that parking along the frontage of properties is not an uncommon feature within this location the proposal is acceptable subject to conditions from our highways department.

**Recommendation:** Grant subject to conditions: