

Householder Proforma

Application Ref: 2022/0111

Address: 15 Old House Close, Hemmingfield, S73 0QS



Neighbour Representations: None

Consultees: None

Property Description: The site is located within the cul-de-sac of Old House Close in Hemmingfield. The site forms part of a wider housing estate with a mix of property types. The site consists of a large 2 storey red brick dwelling with integral double garages designed with a pitched roof. The property benefits from a first-floor extension above the side garage and a single storey extension to the rear of the property with a hipped roof design. The property is set back from the road with a gently sloped front garden area inclusive of off-street parking.

The site is bound by a mix of brick wall and fencing, with a low-rise wall along the boundary frontage. The rear hosts a good-sized garden with a mixture of patio, decking and lawn. The property is flanked at both sides by residential properties and there is an area of green space beyond the rear boundary.

Proposed: The proposal is to extend the existing rear extension to the side by 5.4m, projecting 2.3m in line with the existing, which will provide an open plan dining area. The proposal will follow on the hipped roof design and be in matching red brick materials. Bi-fold doors will provide access to the rear garden and roof lights will provide additional light into the proposal. A tall side window is also proposed

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: B/03/0750/WW Erection of first floor extension above existing garage and convert garage into dining room.

Acceptable in Principle: The proposal is for a rear extension to a domestic property. Planning Policy states that extensions to domestic properties are in principle acceptable providing they comply with

Householder Proforma

the adopted Local Plan and associated documents, therefore, the proposal is acceptable in principle subject to an acceptable appraisal.

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	
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?	Detached property less than 4m
3. if more than 3m are the eaves more than 2.5m in height?	2.45m
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 red brick and tile to match
7. roof design compliments / ties in well	Yes the roof style will match the existing extension
8. habitable room windows on the side elevation?	Yes a tall window will be located on the side elevation. This is at ground floor level and the existing boundary treatment will

Householder Proforma

	provide adequate privacy to the neighbouring occupiers.
9. distance to rear boundary (shared with another residential property) 10m or more?	Yes although, N/A as green space to the rear

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?	
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	

Householder Proforma

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: Approve with conditions