Householder Proforma

Application Ref: 2022/0368 **Address:** Rose Cottage, Cote Lane, Thurgoland, S35 7AE





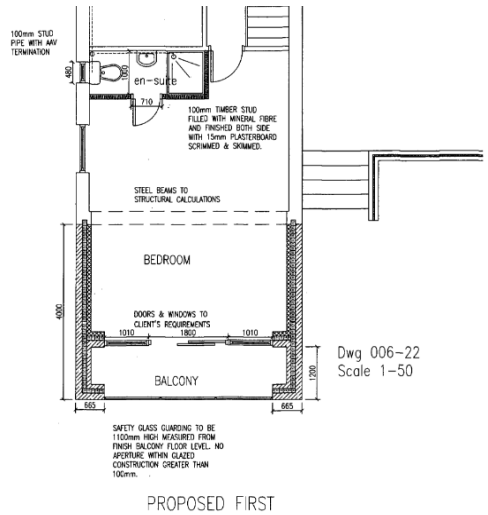
Neighbour Representations: None

Property Description:

The site is located off Cote Lane in the Village of Thurgoland. The site consists of Rose Cottage and a number of outbuildings used as stables, which are set within the large curtilage. The property, formally known as 6 Spring Terrace is accessed off Cote Lane adjacent to a public footpath (boundary walk). The property is large in size and consists of a number of buildings and extensions built in a horseshoe shape. To the rear of the property is a terraced row of dwellings along Spring Terrace and the front elevation faces Southwest towards the open Green Belt. The closest dwellings are Spring Row to the west facing onto Cote Lane and Spring Terrace to the northwest, set at an angle to Cote Lane.

Proposed:

The proposal is for the erection of a first-floor extension in place of the existing front balcony to provide a bedroom extension and integral balcony. The bedroom will project 2.8m with the balcony projecting a further 1.2m resulting in a 4m second storey projection to the front of the property. The materials are proposed to match in stone and tile, and the balcony will have safety glass guards across the front.



PROPOSED FIRST

Consultations:

Thurgoland Parish Council – No objections

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Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History:

B/81/0919/PR Extension to dwelling

B/88/0641/PR Erection of extension to dwelling

2014/0019 Erection of single storey side and front extension including extension of first floor balcony. Extension and alterations to external outbuilding stores including creation of a garage.

2015/0463 Demolition of existing storage building and erection of replacement building

Acceptable in Principle:

Planning Policy states that extensions to domestic properties are in principle acceptable providing they comply with the adopted Local Plan and associated documents. The proposal is 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	
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?	

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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?	

Front Extension:

	Yes
1. single storey?	Second story extension above the existing flat roof 4m projection in place of the existing balcony.
2. small projection? (confirm measurement)	The proposal will be built above an existing flat roof extension, replacing the existing balcony, with a projection of 4m. The proposal will be in matching materials, with a pitched roof and an integral balcony which will be more in keeping with the host property than the existing.
3. roof design corresponds to existing	The proposed pitched roof will replace the existing flat roof structure in correspondence with the host property.
4. windows / doors of a similar design / proportion	Yes, the window arrangement is similar to that of the existing, with sliding doors proposed.
5. materials to match	Yes, the proposals will be in matching materials which will further improve the overall impact of the extension 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?	

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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)	

In principle extensions to dwellings are acceptable as long as they harmonise with the host property. Front extensions can vastly alter the design of the host property compromising the visual amenity of the area. However, in this case, the proposed second storey extension will replace an existing flat roof structure, providing a pitched roof design in matching stone and tile with an integral balcony, which will compliment and enhance the design of the host property and the visual amenity of the area. Furthermore, the neighbouring dwellings are a good distance away from the proposal, and due to the design of the proposal, the balcony is not expected compromise the local amenity of nearby residents, therefore in this instance the proposal is acceptable when assessed against Local Plan Policy.

Recommendation: Grant subject to conditions