

Householder Proforma

Application Ref: 2022/0934

Address: 63 Park Avenue, Penistone, S36 6DL

Proposal: single storey rear and side extension



Neighbour Representations: No objections

Property Description: The site is located on Park Avenue within the heart of Penistone. The site consists of a large semi-detached dwelling designed with a hipped roof, built in red brick with a stone frontage. The property is set back from the road benefitting from both a front and rear garden area. The front has been paved providing a hard standing for off street parking. The rear is bound with wooden fencing, and beyond the rear garden are the grounds of St John the Baptist Primary School. A side gate provides access to a tapered path to the rear of the property.

Proposed: The proposal is for the erection of a single storey rear extension extending to the side of the property to provide a new side entrance leading to a boot room and kitchen diner beyond. The extension projects to the side by 1.7m and is set back by 4.66m from the front of the property. The rear extension projects 3.5m, measures 7.44m in width, 2.55m to the eaves, 2.83m total height.

Consultations:

Parish Council – No comments

Highways DC – No objections

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:	Yes
Single Storey	
1. set back	Yes, set back 4.66m
Two Storey / First Floor	
2. set back / set down (500mm minimum)	
3. less than 2/3 the width of the original dwelling	

Householder Proforma

All	
4. roof design corresponds to existing	No a flat roof is proposed. A flat roof structure is not usually encouraged, however there are some mitigating factors to consider. The set back is over 4m, located within the tapered passage leading to the rear of the property therefore is not expected to be a prominent feature and will be barely noticeable when viewed from the street scene. Furthermore, the neighbouring property at No.65 has a flat roof extension of similar design, therefore in this instance as the proposal is not expected be a discordant feature when viewed in context with the surroundings.
5. windows / doors of a similar design / proportion	yes
6. habitable room windows on the side elevation	No
7. materials to match	Yes
8. neighbouring property extended to side or windows?	Yes neighbour extended to the side/ rear with a similar extension, with no side facing windows.
9. Any change to parking or access?	No

Rear Extension:

	Yes
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	Yes, 3.5m projection
3. if more than 3m are the eaves more than 2.5m in height?	The proposed eaves measure 2.56m which is slightly higher. The total height is only 2.83m. The garden is south facing, the neighbouring property has a similar positioned extension, therefore the impact to the surrounding properties inclusive of the adjoining property will be limited. For this reason the proposal is deemed acceptable in terms of residential amenity.
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

Householder Proforma

7. roof design compliments / ties in well	No a flat roof is proposed. A flat roof structure is not usually encouraged, however there are some mitigating factors to consider. The set back is over 4m, located within the tapered passage leading to the rear of the property therefore is not expected to be a prominent feature and will be barely noticeable when viewed from the street scene. Furthermore, the neighbouring property at No.65 has a flat roof extension of similar design, therefore in this instance as the proposal is not expected be a discordant feature when viewed in context with the surroundings.
8. habitable room windows on the side elevation?	No
9. distance to rear boundary (shared with another residential property) 10m or more?	The distance to the rear boundary is 7m, however the site does not share the rear boundary with a residential property. The existing rear boundary is expected to provide adequate privacy from the school grounds.

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*

Householder Proforma

	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