

Householder Proforma

Application Ref: 2024/0942 **Address:** 62 Huddersfield Road, Ingbirchworth, Sheffield, S36 7GF

Applicant: Mrs Pauline Hawksworth

Application: Erection of single storey rear extension (permitted development) and single storey front extension, to 2 storey semi-detached dwelling & render to front, side and rear of the property (Amended Description)

Neighbour Representations: None

Property Description: The site is located on Huddersfield Road in Ingbirchworth. The site consists of a traditional brick built semi-detached 2 storey dwelling designed with a hipped roof. The property is amongst a row of similarly designed dwellings, some of which have been extended to the front. The front of the property has been rendered at first floor level with stone cladding at ground floor level. The property has a large bay window and attached glazed front porch, which has been designed with a flat roof construction. There is a detached garage located within the side/rear garden. The property is set at a higher level than the road, with a large front garden and steep driveway leading up to the garage. The front of the property is bound by a low stone wall.

The site is located within Urban fabric with open green belt located directly beyond the rear garden boundary.

62 Huddersfield Road



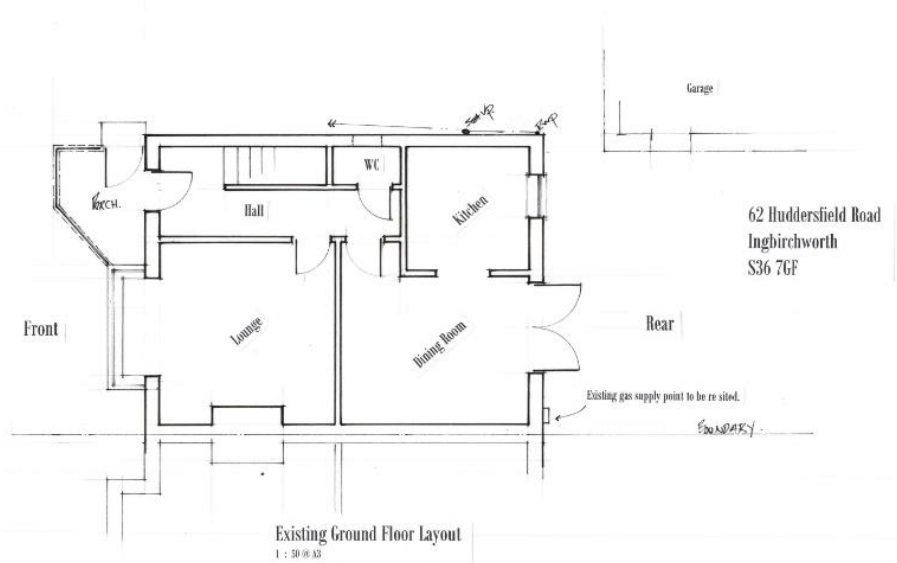
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Metres

ReQuantaPlan

Plan Produced for: Pauline Hawksworth
Date Produced: 11 Sep 2024
Plan Reference Number: TQPR042913704262
Scale: 1:1250 @ A4

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Householder Proforma

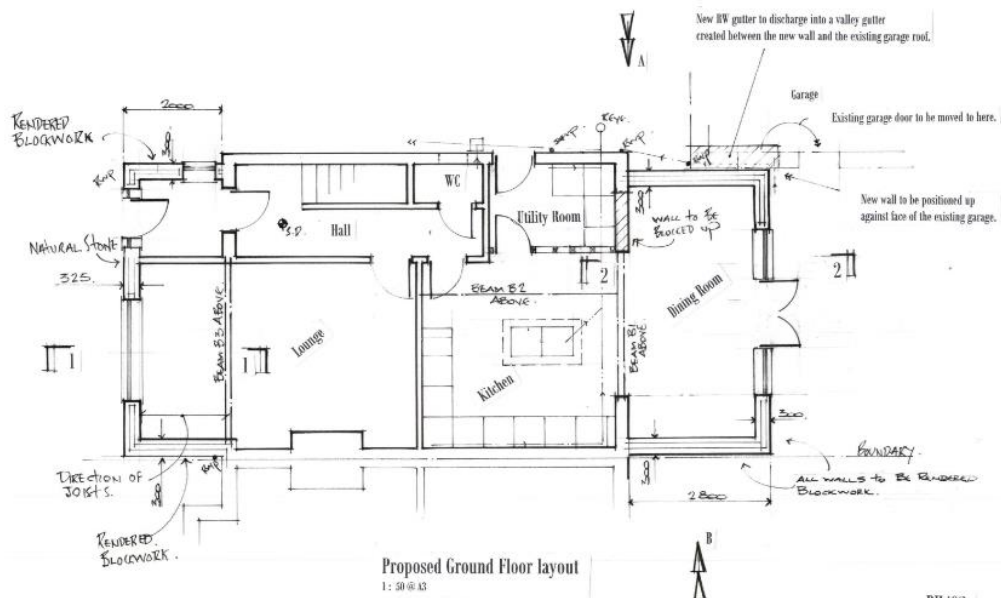
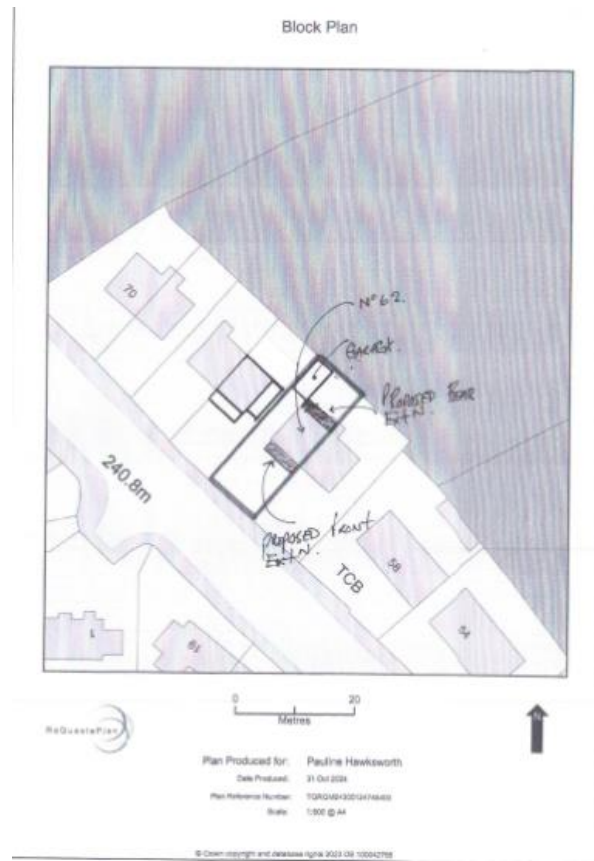


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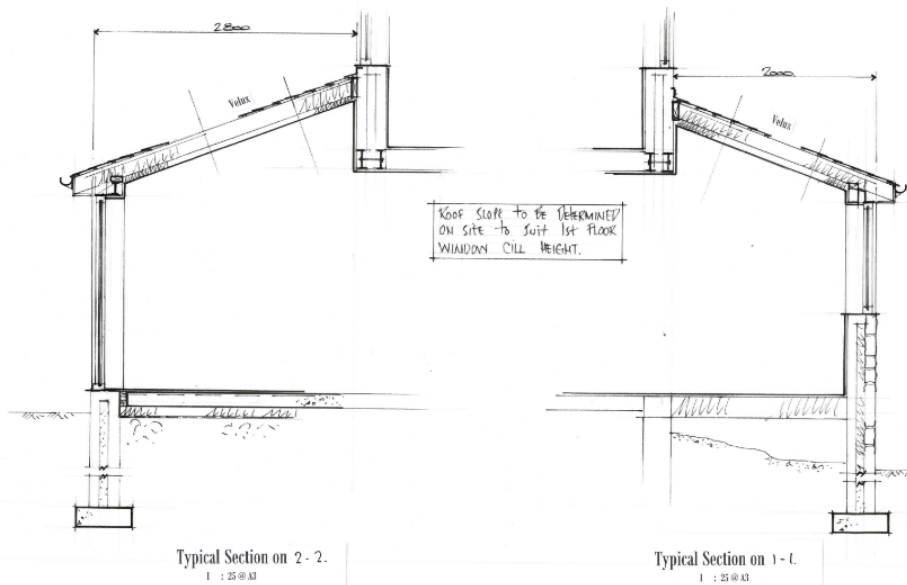


Proposed: The proposal is for the erection of a single storey front extension to the property. The extension will replace the existing bay window and porch. The proposal will project to the front 2m and span across the front of the property. The proposal will also see the property rendered on all elevations. The proposed colour will be cream/ off white similar to that of the adjacent dwelling. The proposed porch will be constructed in natural stone, with a lean to roof construction. A Velux window will provide additional daylight into the property. The proposal will extend the existing lounge and provide a porch with the door facing forward.

Householder Proforma



Householder Proforma



Consultations:

Gunthwaite Parish Council – No comments

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History:

B/86/0635/PR Erection of Porch

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

Householder Proforma

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?	
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?	

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9. distance to rear boundary (shared with another residential property) 10m or more?	
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Front Extension:

	Yes
1. single storey?	Yes
2. small projection? (confirm measurement)	Yes, 2m
3. roof design corresponds to existing.	Yes, lean to roof design
4. windows / doors of a similar design / proportion	Yes, similar design and in proportion.
5. materials to match	Yes, stone to match existing porch. The proposal is similar to those of the neighbouring dwellings, in that the front extensions are contrasted with the existing render with stone.

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	

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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 terms of the proposed render the agent has stated the following:

“The new render is to be of comparable texture to that of the neighbouring property.

The colour to be of similar colour tones to the neighbouring property but at this point the actual RAL has not been chosen.

The colour is likely to be, off cream / stone buff / cream or similar tones

The street photo below shows there are a range of materials, including the use of render, already in evidence in the immediate street scene.



In view of the above the rendering of the property in a similar colour to existing dwellings would not be out of character with the street scene and is therefore considered acceptable.

Recommendation: Grant subject to conditions: