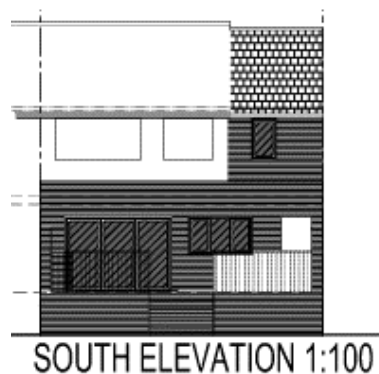
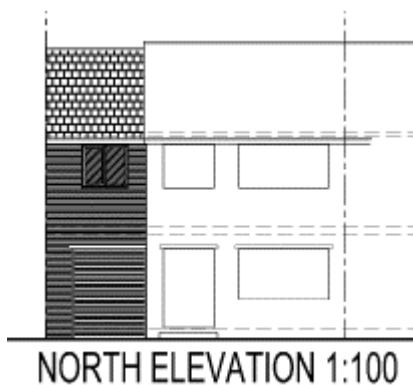


Householder Proforma

Application Ref: 2021/1235
Address: 7 New Bailey, Crane Moor Road, Crane Moor, Sheffield.
S35 7AT
Neighbour Representations: No
Property Description: The semi detached dwelling is situated in the rural village of Crane Moor, which is surrounded by Green Belt. The dwelling is located within a predominantly residential area which is a mix of house types, styles and construction materials. The dwelling in question is constructed from red brick with an artificial stone clad frontage.
The attached dwelling benefits from a two storey side extension which is constructed from red brick.



Proposed Extension: Erection of two storey side and single storey rear extensions with raised garden terrace set behind with associated steps and balustrades.



Consultees: Thurgoland Parish Council – No objections.
UDP Designation: Housing Policy Area
Local Plan Designation: Urban Fabric
Conservation Area: No
Relevant History: N/A
Acceptable in Principle: Yes

The applicant seeks permission for the erection of a two storey side and single storey rear extension with the inclusion of a raised terraced area to the rear.

Householder Proforma

The side extension is to project 2.7m from the side elevation of the dwelling extending the full depth of the property.

The single storey rear extension is to project 4m from the rear elevation of the dwelling and extend the full width of the property and the proposed side extension.

The proposed two storey side extension is set back from the original dwelling and has a width less than 2/3 width of the original dwelling, the roof design and pitch, fenestration and proposed construction materials match the original dwelling and ensures the original dwelling remains the dominant feature.

Whilst the rear extension is designed with a flat roof, it is located on the rear elevation and does not form a dominant feature within the street scene, it is to be constructed from materials to match the original dwelling and is considered acceptable.

As mentioned previously the land falls away to the south resulting in the garden being set lower than the rear elevation of the dwelling and some under-build in the existing and proposed extension.

The rear extension has a rearwards projection of 4m and due to the land levels results in a eaves height of 3m to the topside of the flat roof.

The two dotted lines on the proposed plans represent the lower and upper limits of the flat roof; in line with the technical guidance the eaves level is taken from the higher land level to the upper surface of the flat roof.

There have been no objections from the neighbouring property and a similarly located extension could have been erected under the parameters of permitted development.

There are no windows proposed on the side elevation of the proposed side extension nor on the side elevations of the proposed single storey element, and whilst there is a window on the side elevation of the neighbouring dwelling, this serves a landing area and is not offered the same level of protection as habitable room windows.

The proposal sees the removal of an existing garage which is not of sufficient size to be classed as a garage under current guidance.

The proposal does not result in an additional requirement for additional parking provision and there is sufficient space on the drive to accommodate 1no vehicle, with additional on the highway which is not subject to parking restrictions and would not impact the free and safe flow of traffic

Recommendation: Approve