

Householder Proforma

Application Ref: 2022/1274

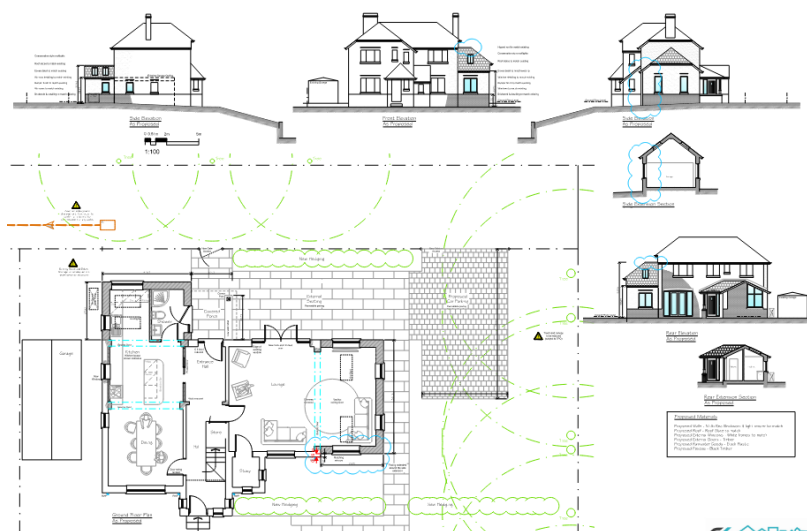
Address: 70 Church Street, Brierley, S72 9JG

Neighbour Representations: None

Property Description: The application relates to a site located on Church Street in the heart of Brierley, within the Conservation Area. The site is located in an elevated position on the South side of Church Street across from the former Lilac Farm, and flanked by residential properties to the Southeast, and Brierley Village Hall to the Northwest. The dwelling is detached and first appears on the 1929 OS map making the date of construction around early 1900. The property is generous in size, brick built, rendered on the front and side elevations, with a fine deeply hipped roof covered with red rosemary tiles. The windows are upvc replacements from the original. When viewed along with the neighbouring properties 72 to 76 they present a coherent group of similar age and design. Together these buildings contribute positively within the Conservation Area.

The property is set to the rear of the site, enjoying a large lawned front and side garden areas elevated with a large retaining stone wall along the front of Church Street. The rear garden is much smaller, mostly hard surfaced with off street parking along with a side detached garage. The front of the property has pedestrian access only with vehicular access at the rear.

Proposed: The proposal is to erect a single storey side extension projecting 2.925m and measuring 5.313m in length providing a lounge extension, with rooflights. The side extension will have a small setback of 0.16m. The roof will follow the profile of the main roof exactly, including a small hip halfway up the gable. The proposal is also to erect a single storey rear extension projecting 2.7m x 4.1m providing a kitchen extension and shower facilities. Attached to the rear extension will be a covered porch serving the rear entrance measuring 2.28m x 2.11. The front and side windows are of the same design and proportion to the main house, but the rear includes a large sloping window for the kitchen. The roof has been designed with a pitch with a gable facing to the rear. Conservation rooflights are also proposed and the materials are proposed to match the existing. The application also shows permeable paving to the side and rear, this does not require planning permission.



Consultations:

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Tree Officer – No objections subject to conditions

Conservation Officer – No objections

Local Plan Designation: Urban Fabric/ Conservation Area

Conservation Area: Yes

Relevant History: None

Acceptable in Principle: The proposal is acceptable in principle. The site falls within a Conservation Area, proposals that preserve or enhance the character and appearance of the conservation area are acceptable. Extensions to domestic properties are acceptable in principle subject to the following assessment:

Side Extension:	Yes
Single Storey	
1. set back	Yes, small 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	Yes, roof corresponds well
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	Yes, no dwellings beyond the boundary
7. materials to match	Yes
8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	Yes, a new area of hard standing is proposed, although this will be permeable paving and does not require planning permission.

Rear Extension:

	Yes
Single Storey	Yes
1. terraced property and less than 3.5m (projection to rear)?	

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2. semi-detached and less than 4m?	
3. if more than 3m are the eaves more than 2.5m in height?	2.7m projection
Two Storey	No
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
7. roof design compliments / ties in well	Yes
8. habitable room windows on the side elevation?	Yes, kitchen window facing the side elevation of the neighbouring garage only therefore overlooking is not a concern.
9. distance to rear boundary (shared with another residential property) 10m or more?	Rear boundary shared with lane 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?	

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9. If room in the roof space, is it storage only?	
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*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)	

Conclusion: The proposals are subtle and in keeping with the host property. The proposals preserve the individual contribution of the building within this sensitive setting and also within the wider group of properties preserve the value to the conservation area.

Recommendation: Grant subject to conditions