

Householder Proforma

Application Ref:

2022/0614

Address:

2 The Old Coal Yard, Crane Moor Nook, Crane Moor

Neighbour Representations:

No

Property Description:

The applicant's property is a detached stone-built dwelling located on Crane Moor Nook in Crane Moor. The building is relatively modern, having been granted approval in 2005. It is almost identical to the neighbouring property to the North (no. 1 The Old Coal Yard) however, this neighbouring property has some subtle differences including a rear dormer and alternative fenestration details on the frontage.

Permitted Development Rights were removed from the property on application reference B/05/0252/PR. The site is located within the Green Belt, in the fairly remote village of Crane Moor and is characterised by open undeveloped fields nearby. However, the immediate surrounding area is largely residential, with a variety of different dwelling types, structures and external materials.

**Proposed Extension**

The applicant is seeking approval for the installation of a flat roofed rear-facing dormer. The dormer measures 8.65m in length, 1.25m in depth with a height of 1.05m and has a total cumulative volume of 5.7 cubic metres. The proposed development has been amended to increase the size of the wall on the Southern side elevation of the dormer (South-Facing) and also a change in the external

Householder Proforma

materials. The outer face of the dormer will be finished in matching roof tiles – Gallegas 39 from Sig Roofing.



UDP Designation:

Green Belt

Local Plan Designation:

Green Belt

Conservation Area:

No

Relevant History:

B/00/0873/PR – Outline for residential development

B/04/0428/PR – Erection of two link detached houses with attached garages

B/04/0570/PR – Outline for renewal of permission B/00/0873/PR – Residential Development

B/05/0252/PR – Erection of two detached houses with garages (Revised Scheme)

Acceptable in Principle:

Yes

Dormer Extension

	Yes / No (include comment if required)
1. Pitched roof dormer on principle roof slope?	N/A

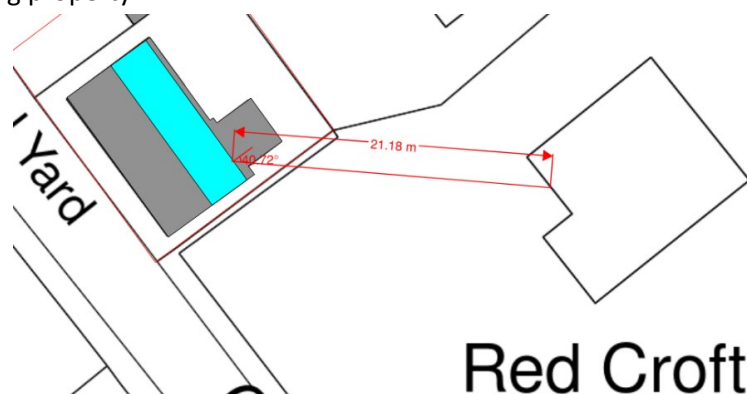
Householder Proforma

2. Flat roof dormer on rear roof slope?	Yes
3. Dormers in street scene & similar style?	Yes (Similar dormer on the neighbouring property – no. 1 The Old Coal Yard).
4. Set below roof ridge?	Yes (1.6m)
5. Set in [ideally 0.5m] from both the eaves and gable edge?	Yes (0.5m)
6. Set in 0.5m from party walls?	N/A

Note regarding residential amenity – The dormer doesn't meet expected separation distances to the rear boundary line. The rear elevation/face of the dormer contains 2 x habitable room windows which should be a minimum of 10m from the rear boundary line and they fall short at 7m separation distance with the rear boundary shared with a neighbouring residential dwelling. However, the site visit showed that there is a significant amount of screening on the rear boundary line with no direct view into the neighbouring garden. This was checked from both the rear garden area and from the existing rooflight on the rear roof slope and can be shown on the below photographs, and it is felt that the dormer will not lead to direct overlooking into the neighbouring property.



Additionally, the dormer would partially look into the neighbouring property to the South-East (Red Croft). The dormer window would be 21m from the nearest window on the front elevation of Red Croft which is in compliance with spacing standards between habitable rooms. The site visit showed that the dormer window would partially look onto the front garden area of Red Croft, but this is at an angle (see screenshot below). An amended plan has been received which shows an additional section of wall to the side of the dormer to reduce this small overlooking impact. The additional section of the side elevation wall will also act as screening which will reduce the sense of overlooking to the neighbouring property.



Householder Proforma

Green Belt:

The property is located within the Green Belt, but the dormer does not increase the floorspace size of the dwelling and therefore assessment against Local Plan Policy GB2 is not necessary. The proposed development is in compliance with Local Plan Policy GB1 as it is a householder extension and doesn't impact or harm the openness of the Green Belt.

Recommendation:

Approve with conditions