Householder Proforma

Application Ref: 2023/0002 **Address:** 4 Milner Avenue, Penistone, Sheffield, S36 9DB



Neighbour Representations: None

Highways: Acceptable, no conditions required.

Description:

The dwelling is a two-bedroom bungalow, set within a relatively good-sized plot featuring a driveway leading to an old, prefabricated garage at the rear of the dwelling. The construction of the dwelling is buff coloured brick with a grey tiled, cross-hip roof. The dwelling is located in the middle of Milner Avenue, which is a small cull-de-sac of similar, circa 1960's red or buff brick detached bungalows, many of which are extended, and feature grey tiled hip or gable roofs.

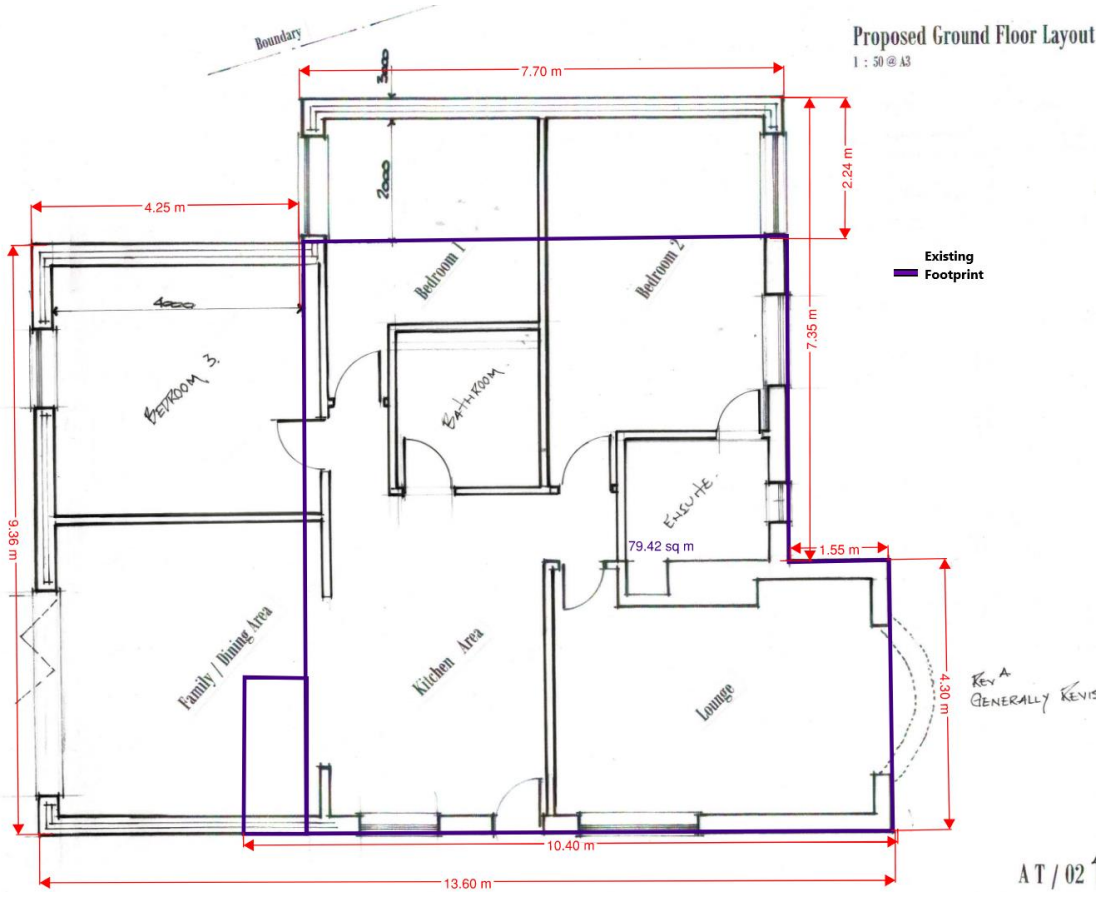
Proposed:

The proposal, amended from original plans which were considered not in keeping with the character of the dwelling or street, now provide an improved proposal for two extensions to the current dwelling.

Firstly, a rear extension is proposed with a projection of 4.25m and a width of 9.38m, which would extend across the entire original rear wall. The rear extension would feature two individual

complementary roofs, the largest with a ridge height of 4.68m and the smaller with a height of 4.35m. The side elevation roofline of the larger proposed roof would match the pitch of the existing roofline but not extend to the same height. Secondly, a side extension is proposed to the southernly facing elevation adjacent to No. 5 Milner Avenue. The side projection would be 2.25m and it would extend 7.7m, the length of the original elevation, it would not create a wraparound extension with the proposed rear extension.

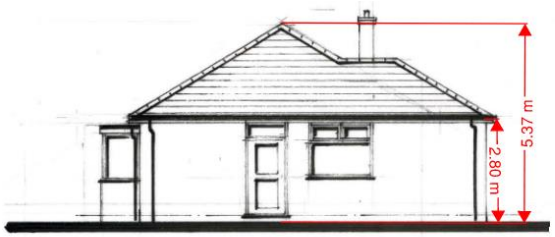
Overall, proposed windows match the existing style and proportions of the existing windows. There is one proposed small window located on the front elevation. This small window is for an ensuite bathroom. An additional side window is proposed, this would be within the kitchen section of a large semi-open plan kitchen-dinner. The existing front door would be removed, with the existing side elevation door utilised as the principal door. Additional access to the dwelling would be through a set of bi-fold doors located within the proposed rear extension.



(Measurements and original footprint overlayed onto agent's amended plan above and measurements added to elevations below.)

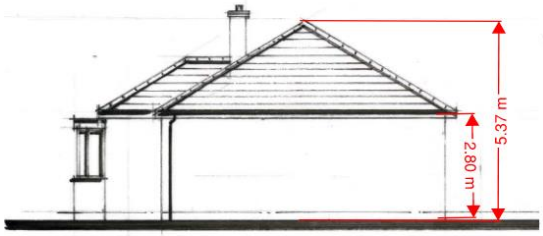
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Existing Elevations

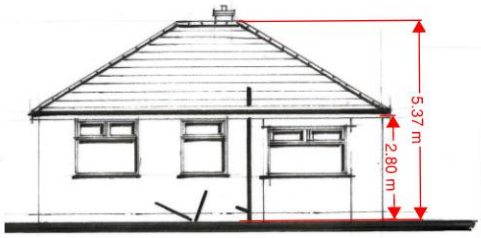


Side Elevation on 1

Front Bay window excluded for clarity.



Side Elevation on 2

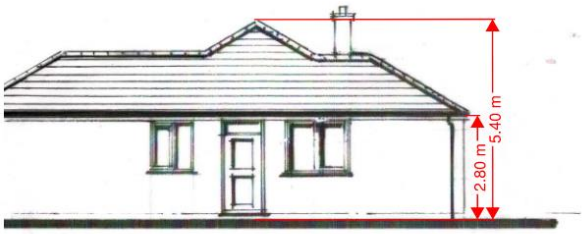


Rear Elevation



Front Elevation

Proposed Elevations

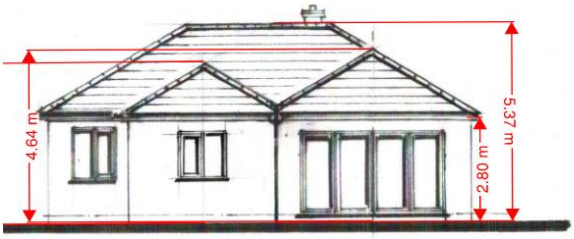


Side Elevation on 1

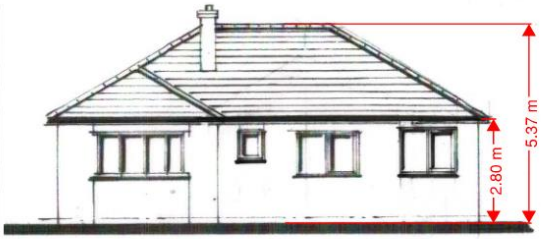
Front Bay window excluded for clarity.



Side Elevation on 2



Rear Elevation



Front Elevation

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: None

Acceptable in Principle: Yes, extensions to domestic properties are acceptable in principle subject to the assessment below

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Side Extension:	Yes
Single Storey	
1. set back	Set back from the most forward existing protrusion of the dwelling.
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
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?	
9. Any change to parking or access?	Not in the location of the side extension.

Rear Extension:

	Yes
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	No
2. semi-detached and less than 4m?	No
3. if more than 3m are the eaves more than 2.5m in height?	No, 2.8m high, but this is matching the level of the existing eaves.
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?	No
9. distance to rear boundary (shared with another residential property) 10m or more?	Yes

Front Extension:

	No
1. single storey?	
2. small projection? (confirm measurement)	

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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?	
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)	

The proposed works are quite considerable, increasing the proposed footprint of the current dwelling, including a small 2.5m rear extension by approximately 70%. In mitigation of this increase, the dwelling is a single-story bungalow in a generous sized plot of land. Furthermore, several dwellings within the cull-de-sac have already been extended, some by a considerable size.

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In relation to the design and character of the proposal, the side extension would not have a set back from the elevation it is attached to but given the dwelling has an existing front projection, it would be behind this and as such would be behind part of the existing property providing a degree of subserviency. Once completed, the overall design and character of the dwelling should have been maintained. What is difficult to ascertain from the elevation drawings but can be seen from the photograph and proposed plan, is that the single bay windowed front protrusion remains, with a now extended, but level front elevation, like the current design. Within the varied street scene, of multiple original and extended designs of dwellings, some feature a multiple stepped front elevation, but the dominant designs appear to feature a single protrusion or a level front elevation.

Regarding neighbour amenity, within the existing building fabric on the northernly side elevation, a new kitchen window is proposed. This window would look directly onto the blank elevation of the garage at No. 3. On the opposite side of the dwelling, the proposed side extension would feature no side windows or doors, so there would not be any concern of overlooking. As the dwelling at No.5 is set back further from the road than No.4, and the elevation adjacent to No.4 is northernly facing, the proposed side extension should not cause any significant loss of light for No.5. Additionally, the proposed rear extension would only extend along the original rear elevation and have no side windows, so would not overlook, or have a negative impact on light for No.5

Recommendation:

Approve with Conditions