

Householder Proforma

Application Ref: 2022/0266

Address: 66 Clarel Street, Penistone, S36 6AU



Neighbour Representations: No objections

Consultations: Penistone Town Council – No objections

Property Description: The site is located within a residential area, on Clarel Street in Penistone. To the rear of the site is St John the Baptist C of E Infant and Junior school. The site is located to the rear of the school grounds, is bound by a mis of stone wall, fencing and trees/ vegetation providing adequate privacy. The site consists of a semi-detached brick-built dwelling designed with a pitched roof. The property benefits from a good-sized rear garden which is bound by fencing, and hedges. The property has been extended to the rear by way of a lean to rear extension built in matching brick and a conservatory which is located on the boundary with the adjoining neighbour.

Proposed: The proposal is to replace the conservatory with a brick built rear extension integrating with the existing lean to rear extension. The proposal will be built on the same footprint as the existing conservatory projecting 4.78m to the rear, 2.75m in width, 2.33m to the eaves and 3.75m total height. The door openings and window positions will mirror that of the conservatory. The gable end will face into the garden and will have long window up to the roof to provide additional internal daylight. Velux windows will be located on the roof slope facing the garden and some velux roof lights will be installed within the existing lean to. The proposed materials will match those of the host property in brick and tile.

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: None

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

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	

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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:

	Yes
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	N/A
2. semi-detached and less than 4m?	No, the property is semi-detached with a projection of 4.78m. This is against the policy principles set out within the SPD, however, the proposal is to replace the existing conservatory within the same footprint, therefore the impact to the adjoining neighbour will be similar to that already tolerated. Furthermore, prior notification can be sought for a larger extension up to 6m, if the relevant guidelines are met. The neighbours have not objected to the proposal, and as the impact to the adjoining neighbour will be similar to that already experienced in this instance the proposed projection is acceptable.
3. if more than 3m are the eaves more than 2.5m in height?	No, 2.33m in height which is under 2.5m
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	Yes brick and tile to match
7. roof design compliments / ties in well	Yes, matching pitched, ties in well with the existing rear extension

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8. habitable room windows on the side elevation?	Yes, patio doors will face towards the neighbouring property identical to the existing. The boundary treatment provides adequate privacy for the neighbouring residents in line with planning policy
9. distance to rear boundary (shared with another residential property) 10m or more?	Rear boundary shared with school, with adequate privacy presently experienced by way of fencing, tree and vegetation coverage.

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

*granny annexes shouldn't be on this form

Green Belt:

	Measurements
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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 proposal is for a large rear extension to the semi-detached dwelling projecting 4.78m to the rear. The proposal is located on the shared boundary with the adjoining neighbour, impact to this property has been assessed and it is deemed acceptable in terms of planning policy and residential amenity impact.

Recommendation: Grant subject to conditions