

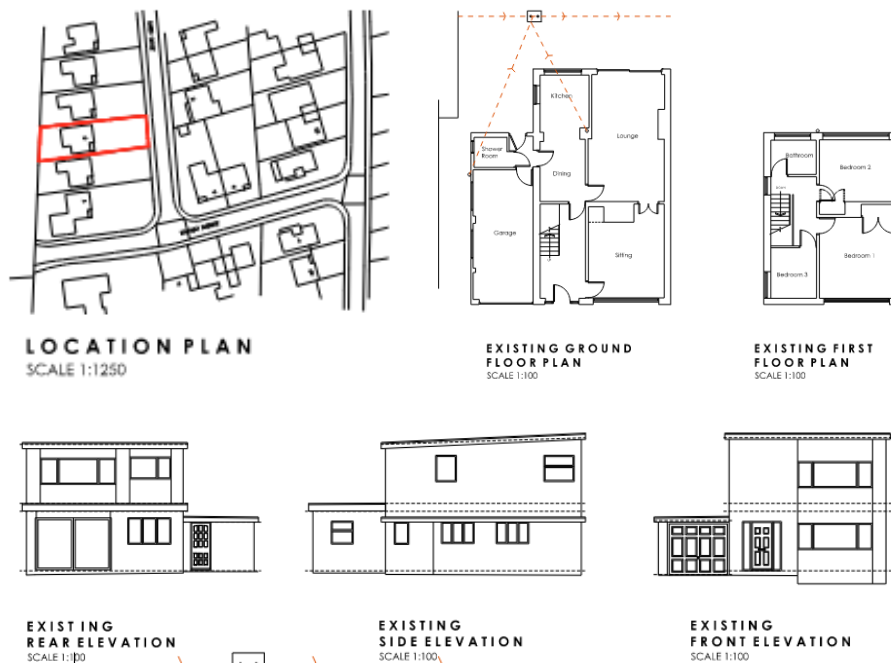
Householder Proforma

Application Ref: 2023/0819 **Address:** 5 Limes Close, Staincross, S75 6JS

Neighbour Representations: None

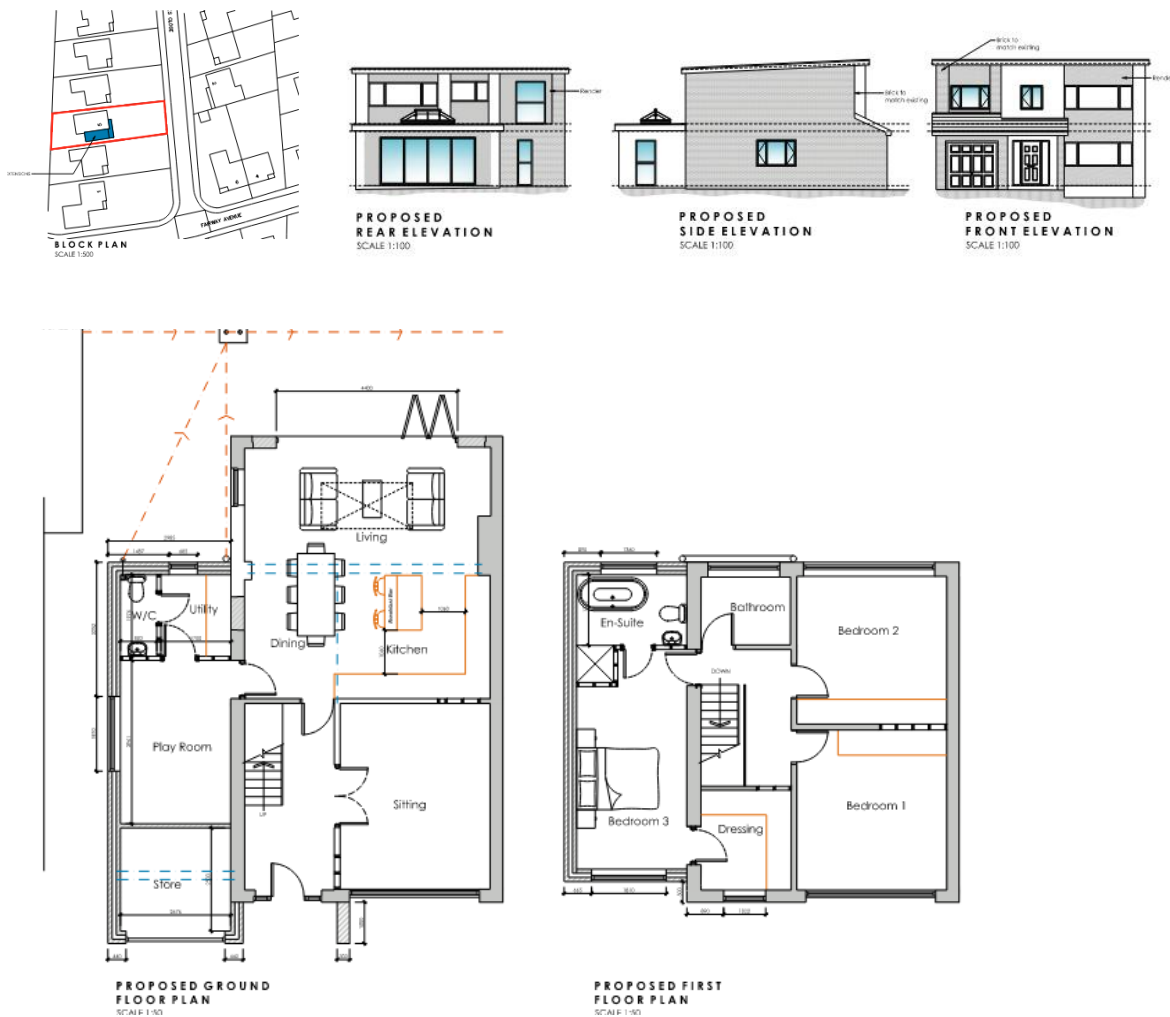
Property Description: The site is located on Limes Close in Staincross. The property forms part of a wider housing estate characterised by two storey flat roofed dwellings of differing sizes. The application site consists of a detached two storey dwelling set higher than the road with a steep driveway in front. The property is set back with a front garden and has an existing single storey side extension providing a garage and a single storey extension to the rear providing a kitchen and lounge extension. The rear garden is tiered and bound by fencing, the front garden is open plan with plants and bushes within the front garden area.

The front of the property has wooden cladding in parts. This will be altered to have render in place of the wood.



Proposed: The proposal is to demolish and replace the single storey side extension with a wider 2 storey side extension set back at first floor level from the front. The proposal will comprise a single storey front extension projecting to the front of the existing property and extension by 1m, with a lean to roof design providing a porch and incorporating a garage door. The application also proposes to alter the existing rear extension by way of the addition of a roof lantern above the flat roof construction and the introduction of bi-folding doors leading into the rear garden. The wooden cladding on the property will be replaced with off white render, similar to the neighbouring property. The proposed upper floor will have a rendered panel on the front and rear elevations to match the proposed replacement render on the main dwelling.

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Consultations: None

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History:

B/83/0101/DT/SO For use as business address in connection with installation and repair of aerials.

B/76/0487 Permitted development

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

Side Extension:	Yes
Single Storey	
1. set back	
Two Storey / First Floor	
2. set back / set down (500mm minimum)	Set back by 500mm
3. less than 2/3 the width of the original dwelling	Yes

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All	
4. roof design corresponds to existing	Yes, flat roof corresponds with existing
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	Yes, ground floor playroom window is side facing towards the neighbour's blank gable wall. As the facing wall is blank there will be no loss of privacy for the neighbours. The outlook from this window will be limited, however it is not a main kitchen or living room window, therefore the importance of this view is reduced.
7. materials to match	Yes, brick to match and render (stated to be off white by the agent)
8. neighbouring property extended to side or windows?	No neighbour side facing windows onto the site
9. Any change to parking or access?	Yes, the garage will be replaced with a playroom, utility, store and w/c. Adequate off-street parking will continue to be available within the existing driveway.

Rear Extension:

	Yes, alterations to existing rear extension
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	
3. if more than 3m are the eaves more than 2.5m in height?	3m projection
Two Storey	
4. terraced property and less than 2.5m (projection to the rear)?	
5. semi-detached and less than 3.5m?	Detached dwelling
All	
6. materials to match	Yes
7. roof design compliments / ties in well	Yes, flat roof to match existing property
8. habitable room windows on the side elevation?	Existing side window to be retained, bi-folding doors to be installed facing into the rear garden.

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9. distance to rear boundary (shared with another residential property) 10m or more?	7.48m. It is noted that the proposal is to alter the existing rear extension, not demolish and re-build, therefore the structure, size and projection is existing and does not form part of this proposal.
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Front Extension:

	Yes
1. single storey?	Yes
2. small projection? (confirm measurement)	Yes, 1m projection
3. roof design corresponds to existing	Yes, a lean to roof design
4. windows / doors of a similar design / proportion	Yes
5. materials to match	Yes, matching brick

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	

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(the lean-to extension may not be modern but included it in here just in case)	
4. total extensions (including proposed)	

Recommendation: Grant subject to conditions: