

Householder Proforma

Application Ref: 2022/0570

Address: 41 Towngate, Silkstone, S75 4SW



Neighbour Representations: No objections

Property Description: The site is a large corner plot on Towngate in Silkstone. The site consists of a large, detached dwelling and double garage located at the front. Due to the differing land levels of the site, the property is 2 stories at the front and 3 storeys at the rear. Existing raised decking provides access from the rear of the detached garage to the lower level of the rear garden area. The property itself is brick built, with a pitched roof and is located amongst a modern housing estate with similarly designed properties. There is an existing 2 storey rear extension comprising a conservatory at first floor level with a brick-built storage room at lower ground floor level. The property also benefits from a 2-storey decked area, with a balcony at first floor and wood store at lower ground floor level. These rear structures are to be replaced with the proposal. The rear garden area is well screened by way of trees, hedges and fencing. Beyond the rear boundary is Towngate green space, highly populated with trees.

Proposed: The proposal is to replace the existing 2 storey rear structures with a 2-storey rear extension, projecting 4m to the rear and measuring 7.46m across the rear elevation, set in by 0.6m on one side. The extension will provide a cinema room and dog room at lower ground level and a day room/ dining area at first floor level. The proposal will have an arrangement of 6 windows on the rear elevation, 2 on the side elevation and a side door accessing the dog room. The extension will be in matching brick and tile, with a lean to roof design.

Consultations:

Silkstone Parish Council – No comments received

Tree Officer – No comments received

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:

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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	
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, 2 storey
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?	
Two Storey	
4. terraced property and less than 2.5m (projection to the rear)?	
5. semi-detached and less than 3.5m?	The property is detached with a 4m projection. Although the proposal is for 2 stories, due to the land levels and boundary treatment the proposal is not expected to impact on the current residential amenity.
All	
6. materials to match	Yes
7. roof design compliments / ties in well	Yes, lean to roof design with 3 Velux windows providing additional light into the property.
8. habitable room windows on the side elevation?	Yes, 2 side windows at lower ground and first floor level are proposed. In terms of

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	overlooking, although side windows are proposed, they are much smaller windows than the existing conservatory therefore the proposal is not expected to increase any privacy issues currently experienced. Furthermore, the existing side boundary and hedge provides adequate screening to protect the residential amenity of the surrounding properties.
9. distance to rear boundary (shared with another residential property) 10m or more?	No residential properties are located to the rear of the site. Beyond the rear garden is Towngate green space which is densely populated by trees.

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

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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 proposal is for a modest 2 storey rear extension, and due to the site levels, location and existing boundary treatment the proposal is not expected to compromise the local residential amenity. The matching materials and roof design are appropriate within this setting and although the window arrangement is slightly off set from the upper floor windows, due to the position of the extension, and the fact that the windows are symmetrical within the extension in this case the proposed design is acceptable and in line with adopted Planning Policy.

Recommendation: Grant subject to conditions.