

Householder Proforma

Application Ref: 2022/0227

Address: Holly Bank, 37 Cone Lane, Silkstone Common, S75 4PX



Neighbour Representations: No comments received

Property Description: The site is located within the outskirts of Silkstone Common on Cone Lane. Cone Lane has a gentle downward gradient from the railway station, and dwellings located adjacent to the highway are similarly stepped down with the decreasing gradient. To the south at number 35 is a 2-storey red brick dwelling with attached garage, to the north at number 39, is a newly renovated 2 storey property at a lower level as it is located down the slope. Adjacent, at the opposite side of Cone Lane are large detached mock timber framed dwellings set well back from the highway on Beacon Court. There are no neighbouring properties to the rear, it is open Green Belt with farm buildings beyond. There are hedgerows, close boarded fences, and mature shrubs on the boundaries with the neighbouring dwellings.

The site comprises a traditional hipped roofed red brick bungalow with a small flat roof store and conservatory located to the rear of the property. The host property is set back from the road, bound by a low stone wall, providing the front boundary. There is a side driveway leading to a prefabricated detached garage designed with a flat roof located to the rear, and there is off-street parking in front of the garage.

Proposed: The proposal is for side and rear extensions to the property, and to raise the height of the roof to provide living accommodation within the roof space. The side extension will be flat roof in style, set back from the front of the property by 0.54m providing a garage, utility and W/C. The side extension will project to the rear by 4m with a velux roof light providing light into the utility. The proposal is also to extend the rear elevation by 4m, linked to the side extension essentially creating an L shape of accommodation at ground floor level. The height of the roof will be raised by approximately 0.3m, hipped at the front and gabled to the rear, this will provide space within the roof for living accommodation. An internal staircase will lead to a master bedroom, en-suite and an enclosed roof terrace to the rear. A roof light will provide additional light to the staircase. The proposal will extend the ground floor to allow for a kitchen diner with bi-folding doors leading into the rear garden. The proposal

Consultees: Silkstone Parish Council – No comments received

Local Plan Designation: Urban Fabric

Conservation Area: No

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Relevant History: B/86/1156/PR Erection of Private Garage

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	Yes by 0.54m
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	No, it is proposed that the side extension is a flat roof, although this is not an uncommon feature within the area and will replace a flat roofed detached garage.
5. windows / doors of a similar design / proportion	No windows proposed for the side extension, only a roof light to the rear.
6. habitable room windows on the side elevation	No
7. materials to match	Yes
8. neighbouring property extended to side or windows?	Both neighbours have side facing windows. No. 39 Cone Lane has a facing secondary bedroom window at first floor level. This will not be impacted by way of loss of privacy and both neighbouring windows are not expected to be significantly overshadowed by the increase in roof height.
9. Any change to parking or access?	A new attached garage is proposed with cycle storage to the rear. Off street parking is still available within the site. There is 6m in-front of the garage which is adequate space for off street parking.

Rear Extension:

	Yes
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?	

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Two Storey	Yes, room in roof space with a gable located to the back comprising an enclosed roof terrace.
4. terraced property and less than 2.5m (projection to the rear)?	Detached
5. semi-detached and less than 3.5m?	Detached
All	
6. materials to match	Yes
7. roof design compliments / ties in well	Hipped to the front and a gable to the rear, the front of the property integrates well within the street scene.
8. habitable room windows on the side elevation?	No, a velux roof light is proposed at the front of the property serving the staircase
9. distance to rear boundary (shared with another residential property) 10m or more?	Green belt and farm buildings beyond the rear boundary. Residential amenity is not expected to be compromised

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*

	Attached garage
6. single storey?	
7. height to eaves 2.5m or less?	

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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 proposal is to raise the roof height by approximately 0.3m and change the rear roof arrangement from hip to gable. The property is located on Cone Lane which has a sloping gradient with 2 storey properties flanking the site. Cone Lane has a mix of properties in design and height along both sides of the highway. The height of the proposed roof within this location is not expected to look out of place, nor have an overbearing impact to the neighbouring dwellings in line with Planning Policy.

Recommendation: Approval with conditions