

Householder Proforma

Application Ref: 2021/1489

Address: 7 Wellfield Grove, Penistone, S36 8GP



Neighbour Representations: None

Consultations: Parish Council – No objections

Property Description: the site is located within a dense residential area in Penistone. The property is a mid-terraced property, red brick with a pitched roof design. The site is located on a slope and is flanked by numbers 5 and 9 Wellfield Grove. The properties are stepped in pairs, number 9 is at a slightly higher level than the host with a building line forward of the host rear elevation, number 5 is on the same level and building line as the host property, the next pair beyond are at a slightly lower level and their building line is stepped back from the host property. There is a good-sized rear garden, bound by fencing with properties beyond the rear boundary.

Proposed: The proposal is for a 2 storey and single storey rear extension to the property, built with a hipped roof, lean to roof and in matching materials. The 2-storey element will project 2.5m and the single storey will project 3.5m, 1m beyond, with the extension covering the whole rear elevation. The proposal will provide an office at first floor level and a living area on the ground floor. There are no side windows proposed. The ground floor will have bi-folding doors leading to the rear garden and roof lights to provide additional light into the space.

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History:

None relevant

Acceptable in Principle: The proposal is for a rear extension to a domestic property. Planning Policy states that extensions to domestic properties are in principle acceptable providing they comply with the adopted Local Plan and associated documents.

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The proposal is for a 2 storey and single storey extension to the rear of the property. The size and proportions are modest and in compliance with Planning Policy. The rear windows are over 21m from the residential properties behind. The rear projection is in line with Local Plan Policy for terraced properties. The proposed extension will be built in matching materials and is not expected to cause any detriment to both residential and visual amenity.

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
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	Yes
2. semi-detached and less than 4m?	
3. if more than 3m are the eaves more than 2.5m in height?	No, they are 2.38m
Two Storey	
4. terraced property and less than 2.5m (projection to the rear)?	Yes
5. semi-detached and less than 3.5m?	
All	
6. materials to match	Yes
7. roof design compliments / ties in well	Yes, ties in with existing

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8. habitable room windows on the side elevation?	No
9. distance to rear boundary (shared with another residential property) 10m or more?	9.85m, which is just short of 10m. To mitigate the properties to the rear are not back to back, the property has a good fenced boundary, therefore unacceptable overlooking is not expected and existing residential amenity will not 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*

	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)	

Recommendation:

Grant with Conditions