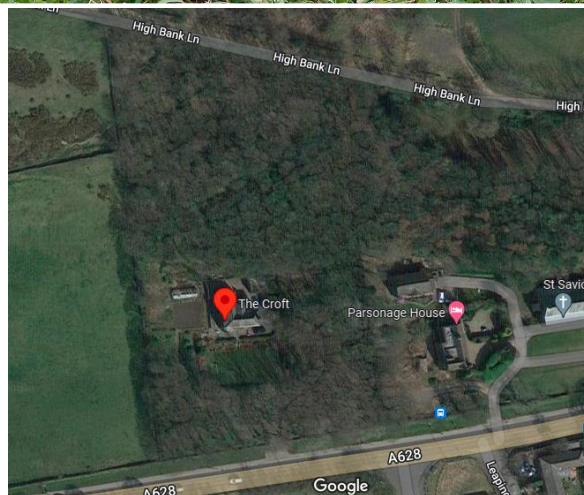


Householder Proforma

Application Ref: 2022/1154

Address: The Croft, Manchester Road, Thurlstone, S36 9PS



Neighbour Representations: None

Consultees: Parish Council – No comments received

Property Description: The site is located off Manchester Road in Thurlstone. The site is substantial, measuring around 15,000sqm, is elevated above Manchester Road and tree covered, with a site wide group TPO. The site contains a large 2 storey stone-built dwelling, well screened from the road with trees. The dwelling is accessed by a winding tree lined drive, the site is bound by a stone wall. The property has a hipped natural slate roof with prominent stone chimneys. There is a single storey extension on the rear of the property, a detached flat roofed garage, and stone-built outbuildings set within the banking, North, to the rear of the property. The property benefits from tiered lawns to the front of the property along with extensive tree coverage to the South. To the North, within the hillside at the rear of the property is a mature woodland, rising to High Bank Lane above. There is also a vegetable garden and large green house to the west of the dwelling.

Householder Proforma

Proposed: The proposal is for the erection of a second storey extension above the existing single storey rear extension. The proposal will be in matching stone and slate, with a hipped roof to match the existing. The proposal will provide an en-suite and walk in wardrobe. The window serving the wardrobe is long and thin in contrast with the existing. The en-suite window will match the existing sash windows. A roof light will provide additional light into the wardrobe. The proposal will measure 4.14m x 4.46m and infill above the existing. The TPO trees will not be affected by the proposal.

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History:

B/00/1099/PU/TF Fell 7 Sycamore and prune 6 Sycamore trees within Group A1 of Tree Preservation Order No. 8/1977

2006/0306 Removal of Elm tree (TR1), Beech tree (TR2), Lime tree (TR3), Sycamore tree (TR4) and crown thin by 4m trees at the entrance to the drive and remove branch close to flagpole within TPO 8/1977.

2022/1155 Erection of garage/annexe building (Not yet determined)

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	
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?	

Householder Proforma

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?	
Two Storey	
4. terraced property and less than 2.5m (projection to the rear)?	Yes, 2 nd storey above existing rear extension
5. semi-detached and less than 3.5m?	
All	
6. materials to match	Yes, stone and slate to match
7. roof design compliments / ties in well	Yes, hipped roof to match existing
8. habitable room windows on the side elevation?	No side windows proposed
9. distance to rear boundary (shared with another residential property) 10m or more?	Yes

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?	

Householder Proforma

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

Recommendation: Approve with conditions