

Householder Proforma

Application Ref: 2023/0048

Address: 55 Middlecliffe Drive, Crow Edge, Sheffield, S36 4HB

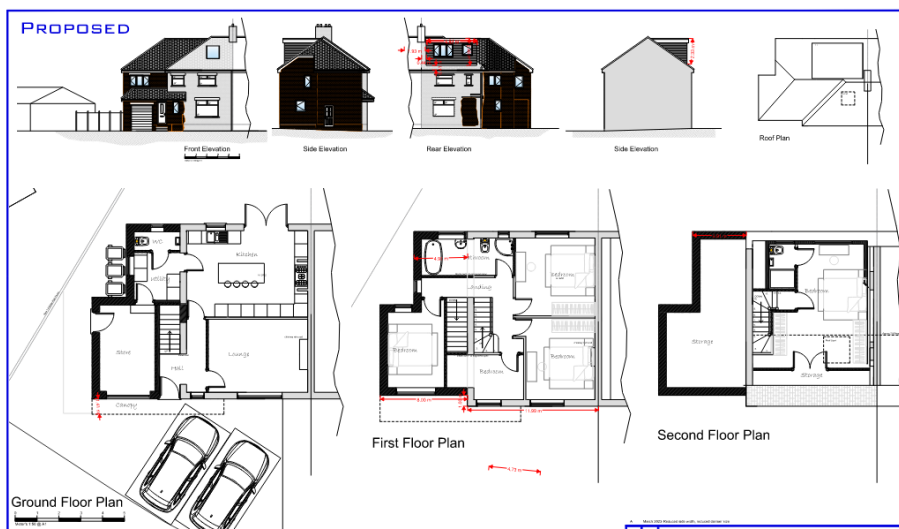


Neighbour Representations: None

Property Description: The site is located on Middlecliffe Drive in the small village of Crow Edge. Middlecliffe Drive is a circular street located off the A616, consisting of circa 1930's 2 storey semi-detached dwellings, bungalows and a small number of new build dwellings. The site is located within a prominent location, on the corner of Middlecliffe drive, side facing onto the A616. The site consists of a large red brick semi-detached dwelling, designed with a hipped roof with bungalows located to the east. The property is set back with a good-sized front, rear and side garden. There is an existing single storey detached garage to the side of the property and off-street parking within the front garden. The side/ front gardens are bound by hedges and the rear with wooden fencing.

Proposed: The proposal is to erect a 2-storey side extension projecting to the side 4m at the front reducing to 2.45m at the rear, designed in an L shape. The extension will replace the existing garage. The extension will have a hipped roof to match the existing and be built in matching materials. In addition to the extension the application proposes a flat roofed rear dormer measuring 4.54m in length. The proposals will provide an additional bedroom and bathroom extension at first floor level, a bedroom and en-suite within the roof space and a store with utility room on the ground floor. Two off street parking spaces will be provided within the front garden area. A canopy will be located on the front elevation over the existing front door and extension. The canopy will have a hipped roof and project 0.7m.

Householder Proforma



Consultations:

Highways – No objections to amended plan showing off street parking

Parish Council – No comments

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:

Side Extension:	Yes
Single Storey	
1. set back	
Two Storey / First Floor	Yes
2. set back / set down (500mm minimum)	Setback 0.5m at first floor level
3. less than 2/3 the width of the original dwelling	4m which is 2/3 of the original dwelling
All	
4. roof design corresponds to existing	Yes, hipped to match
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	No
7. materials to match	Yes
8. neighbouring property extended to side or windows?	No habitable side windows proposed.

Householder Proforma

9. Any change to parking or access?	No, 2 off street parking spaces provided
-------------------------------------	--

Rear Extension:

	No
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?	
All	
6. materials to match	
7. roof design compliments / ties in well	
8. habitable room windows on the side elevation?	
9. distance to rear boundary (shared with another residential property) 10m or more?	

Front Extension:

	Yes
1. single storey?	Yes
2. small projection? (confirm measurement)	Yes, 0.7m
3. roof design corresponds to existing	Yes, hipped
4. windows / doors of a similar design / proportion	No windows provided the front extension comprises a canopy only
5. materials to match	Yes

Dormer Extension

Householder Proforma

	Yes
1. Pitched roof dormer on principle roof slope?	No
2. Flat roof dormer on rear roof slope?	Yes
3. Dormers in street scene & similar style?	Yes
4. Set below roof ridge?	Yes
5. Set in [ideally 0.5m] from both the eaves and gable edge?	Set in by 0.41m from the eaves
6. Set in 0.5m from party walls?	The neighbouring property does not have an existing dormer. The proposal is set in by 0.44, when viewed within this setting the small reduction is not expected to be detrimental in terms of residential and visual amenity.

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: Grant subject to conditions