Householder Proforma

Application Ref: 2022/0915 **Address:** 4 Tunstall Close, Wombwell, S73 0LQ

Proposal: single storey side/ rear extensions and alterations



Neighbour Representations: No objections

Property Description: The site is located within a modern housing estate accessed from Hough Lane in Wombwell, sited within the cul-de-sac of Tunstall Close. The site consists of a good-sized detached dwelling designed with a pitched roof, red brick, front dormer, and a single storey rear extension. The property has some off-street parking and a side attached garage designed with a pitched roof. The rear garden is private, a good size and is bound by wooden fencing.

Proposed: The proposal is for the erection of a single storey rear extension with a lean to roof incorporating the existing rear extension and building across the rear of the side garage. The existing rear extension projects 2.23m. The proposed extension will project 2.23m and be built across the existing rear elevation providing an extension to the kitchen, dining room and a study/snug, incorporating the existing. Facing into the rear garden will be windows serving the snug and kitchen, with central bi-folding doors serving the dining room, along with 3 roof lights providing additional natural light.

Consultations: None

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 at the rear
Single Storey	
1. set back	yes
Two Storey / First Floor	
2. set back / set down (500mm minimum)	
3. less than 2/3 the width of the original dwelling	
All	

Householder Proforma

4. roof design corresponds to existing	yes
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
9. Any change to parking or access?	No

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?	Project 2.23m measure 2.39m to eaves in line with policy
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	Yes
7. roof design compliments / ties in well	Yes, a lean to roof fits in well
8. habitable room windows on the side elevation?	No
9. distance to rear boundary (shared with another residential property) 10m or more?	No, approximately 9m. The ideal separation distance from the rear boundary is 10m, the proposal falls short by 1m. The proposed extension projects to the rear by 2.2m which is the same projection as the existing extension. The boundary treatment provides ample privacy for both the host residents and the neighbours. This proposal is deemed acceptable in terms of residential amenity, and although there is a short fall in the length of the remaining garden area, in this instance this is acceptable when taking into account the above.

Householder Proforma

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
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)	

Householder Proforma

Recommendation: Grant subject to conditions