Householder Proforma

Application Ref: 2022/1212 **Address:** 3 Delph Close, Silkstone, S75 4NP

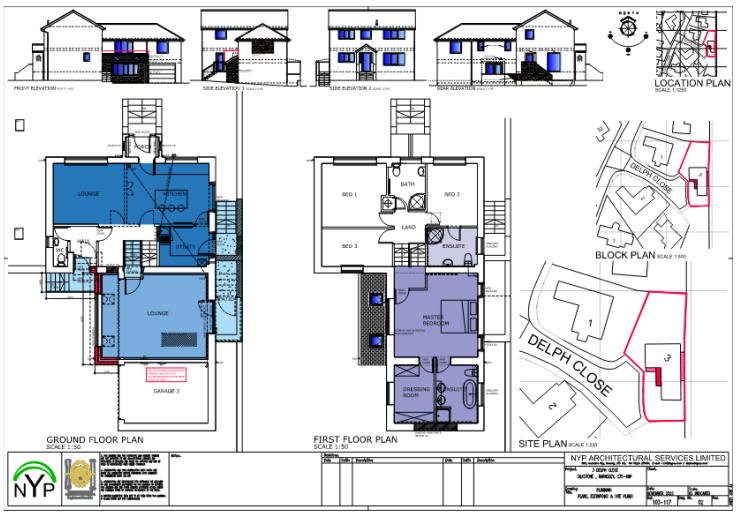


Neighbour Representations: None

Property Description: The site is located at the end of a small cul-de-sac within a residential estate. The site is located within the designation of urban fabric, and borders with the green belt. The site consists of a large 2 storey stone-built dwelling, with a 2-storey double garage extension at the front creating an L shape. The property has been designed with a tiled pitched roof and the extension is hipped. The property has a thin strip of land to the rear which backs onto the green belt, consisting of a stone staircase and integrated porch/ conservatory. The private residential garden space is located to the sides of the property. The property has 3 points of entry, the front being accessed by steps leading to a recess, the side accessed by a raised staircase and small porch extension, and the rear by a raised staircase leading to the porch/conservatory. The cul-de-sac consists of 3 large 2 storey individually designed dwellings, all stone built with front extensions.

Proposed: The proposal is to remove the existing porch/conservatory on the rear elevation and extend the staircase by 4m to serve an additional access into the property. The proposal is also to erect a set of steps leading to the front door, projecting out by 1.05m and measuring 2.673m in width. Finally the proposal is to remove a bay window from the first-floor garage extension, convert the garage bellow (garage 1) into a living room with a single storey front extension projecting 1.275m and measuring 5.03m with the replacement of the garage door with a large window. The extension will be in matching stone and tile with roof lights providing additional natural light. It is noted that the proposed front steps will be attached to the extension projecting a further 2.673m.

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Consultations:

Parish Council – No comments

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: B/88/1769/PR Erection of garage with balcony above

B/95/0553/PR Erection of conservatory extension to first floor balcony

2007/0245 Proposed first floor extension above existing 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:	
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?	

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9. Any change to parking or access?	

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?	Projects to the rear by 1.41m
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, matching stone, as extension to existing rear raised staircase/balcony
7. roof design compliments / ties in well	N/A
8. habitable room windows on the side elevation?	No
9. distance to rear boundary (shared with another residential property) 10m or more?	Rear boundary shared with open green belt

Front Extension:

	Yes
1. single storey?	Yes
2. small projection? (confirm measurement)	The proposal is for a front extension projecting 1.275m which is a small/ modest projection when viewed from the street scene. The property is set back from the highway, and due to the individuality within the street scene is not expected to appear incongruous within this setting. The proposed steps will project out 1.05m from

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	the front door and 2.673m from the proposed front extension. They will lead up to the raised front entrance and provide an extension to the existing recessed front steps. They are small scale and are not expected to appear incongruous when viewed from the street scene in line with policy.
3. roof design corresponds to existing	Yes, lean to roof which corresponds to the existing property.
4. windows / doors of a similar design / proportion	The property has a mix of window types, small, large, long and wide. Yes, the large window is in proportion within the proposed front extension. Due to the proposed staircase, the window appears to be slightly off set, which would not be normally acceptable however when viewed within the frontage, in its entirety, as a replacement for the double garage the proposal is not expected to appear totally alien within this setting.
5. materials to match	Yes

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	

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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)	

Parking

The proposal will result in the loss of parking provision, however, 2 off street parking spaces will be retained on site which is sufficient to comply with planning policy.

Recommendation: Grant subject to conditions