

# Householder Proforma

**Application Ref:** 2022/0541

**Address:** 5 Haigh Close, Kexbrough, S75 5RD



**Neighbour Representations:** No objections

**Property Description:** The site is located within a cul-de-sac which forms part of a larger housing development. The site consists of a semi-detached dwelling, buff brick built with a pitched roof design. The front garden area is open plan, with a driveway leading down the side of the property. The side and rear garden are backed onto by the gardens of properties on Swallow Close which are built at a higher level. The rear garden is bound by fencing providing adequate privacy from the neighbouring properties. The property to the rear has a number of high conifers when viewed altogether provide a good visual barrier between the properties. The host property has an existing conservatory which will be replaced with the proposal. The adjoining property also has a rear conservatory of a similar size.

**Proposed:** The proposal is to replace the existing conservatory with a 2-storey rear extension. The extension will project to the side by 3m, measure 4.27m in width and is set in from the adjoining boundary by 0.23m. The extension has been designed with a hipped roof, lower than the existing pitch and matching brick and tile materials.

**Consultations:**

None

**Local Plan Designation:** Urban Fabric

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**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:

|                                                       |    |
|-------------------------------------------------------|----|
| <b>Side Extension:</b>                                | 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, 2 storey                                                                 |
| 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?                              | Yes, the property is semi detached with a 3m projection proposed at the rear. |
| All                                                               |                                                                               |
| 6. materials to match                                             | Yes                                                                           |

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|                                                                                      |                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7. roof design compliments / ties in well                                            | Yes, a hipped roof lower than the existing pitch, which works well within this setting.                                                                                                                                                                                                                                                 |
| 8. habitable room windows on the side elevation?                                     | Yes, a side window is proposed at ground floor level, facing into the rear garden area away from the adjoining property. The existing boundary treatment provides adequate privacy for the neighbouring properties.                                                                                                                     |
| 9. distance to rear boundary (shared with another residential property) 10m or more? | No, just short of 5m distance from the shared rear boundary, however, along this boundary there is fencing and large conifers providing a visual barrier. In addition due to differing land levels, the rear property stands at a higher level to the host property reducing the potential for overlooking from the proposed extension. |

### 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? |    |

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

The proposal is for a modest 2 storey rear extension to a semi-detached dwelling. Due to the differing site levels of the nearby properties , the orientation and existing boundary treatment, the proposal is not expected to compromise the local residential amenity. The matching materials and roof design are appropriate within this setting and is acceptable and in line with adopted Planning Policy.

**Recommendation:** Grant subject to conditions.