Householder Proforma

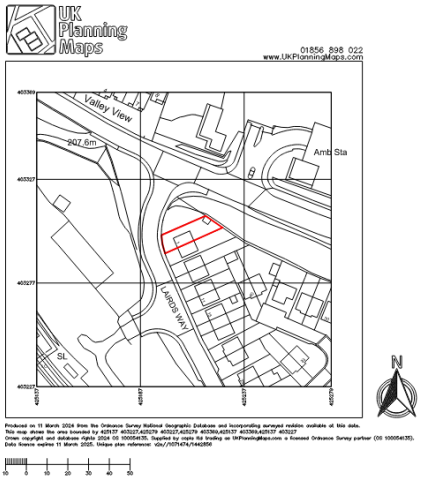
Application Ref: 2024/0243 **Address:** 1 Lairds Way, Spring Vale, S36 6JB

Applicant: Rebecca Reay

Application: Single storey side and rear extension to 2 storey semi-detached dwelling

Neighbour Representations: None

Property Description: The site is located Lards Way in Spring Vale, on a modern housing estate just off Sheffield Road. The site comprises a two-storey dwelling, constructed in stone with a pitched roof. The property is located on a corner plot and is the first house within the small estate. The property has a side and front driveway, is set back from the street with a front garden area. The rear garden is a good size and is bound by fencing.



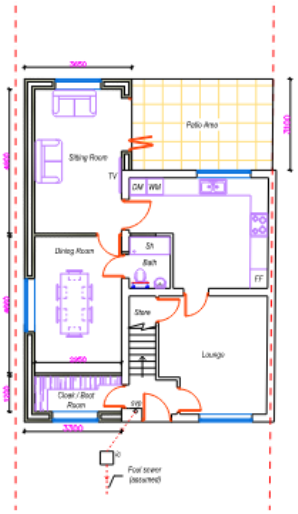




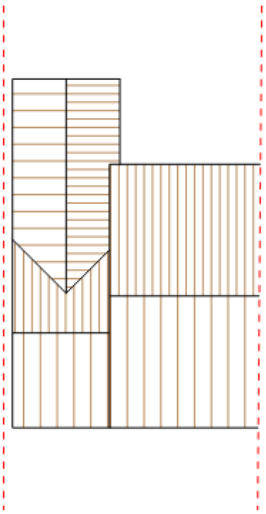
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Proposed: The proposal is for a single storey side extension with a pitched roof design and in matching materials. The extension will project to the side by 3.3m and to the rear by 3.10m and will provide a sitting room, dining room and cloak room.





Proposed Ground Floor Plan @ 1:100 (A3)



Proposed Roof Plan @ 1:100 (A3)

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Consultations:

Penistone TC – No comments

Highways – No objections to amended plans.

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	No setback, The property is newly built, and has proposed a single storey extension only. We usually insist on a set back however in this instance as terracing will not occur and the materials will easily match given the age of the property it is acceptable.
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	Yes
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	Yes, no neighbouring properties to the side as it is on a corner plot.
7. materials to match	Yes

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8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	Yes, highways have assessed the proposal and the amended plans show 2 off street parking spaces adhering to planning policy.

Rear Extension:

	Yes
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	Yes
3. if more than 3m are the eaves more than 2.5m in height?	3.10m rear projection built away from the adjoining property. Will not cause any loss of light to the neighbour. Eaves less than 2.5m
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, pitched roof
8. habitable room windows on the side elevation?	No
9. distance to rear boundary (shared with another residential property) 10m or more?	Rear boundary not shared with residential properties.

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	

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5. materials to match	

Dormer Extension

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*

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: