

Householder Proforma

Application Ref: 2022/0970

Address: 10 Pickhills, Goldthorpe, Rotherham S63 9JE



Photos from agent

Neighbour Representations: None

Property Description: The dwelling is located midway down Pickhills Avenue, a dead-end street leading off Doncaster Road, the principal road leading through Goldthorpe. The circa 1930's semi-detached dwelling is constructed of red brick and features a slate tiled hip roof. Even with the addition of its two-story side extension, the dwelling remains in keeping with the street scene of mostly similar, many also extended, dwellings. At the rear of the dwelling is a single-story extension with lean to roof.

Proposed: The proposal is for a larger single-storey rear extension. The extension would comprise of a kitchen extension with a 3m projection and adjoined dining room extension with a 1.8m projection. The total width of the extension would be 7m. The proposed roof would be a tiled hip roof with an eaves height of 2.75m. Both side elevations of the proposed extension feature a small side window and the kitchen extension also includes a side entrance door.

Local Plan Designation: Urban fabric

Conservation Area No

Relevant History: B/05/0554/D, two-story side extension

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Acceptable in Principle: Yes, the proposal is acceptable in principle. Extensions to domestic properties are acceptable in principle subject to the following assessment:

Side Extension:	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
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	No
2. semi-detached and less than 4m?	Yes, the maximum rear projection is 3m for the kitchen extension, whilst the dining room extension adjacent to the boundary has a projection of 1.8m
3. if more than 3m are the eaves more than 2.5m in height?	N/A The eaves height is 2.75m but the maximum projection of the kitchen extension is 3m and 1.8m on the dining room extension
Two Storey	
4. terraced property and less than 2.5m (projection to the rear)?	N/A
5. semi-detached and less than 3.5m?	N/A

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All	
6. materials to match	Yes, confirmed on the application form are red brick, grey simulated slate tiles & matching UPVC windows and doors.
7. roof design compliments / ties in well	Yes, a hip roof to match main roof
8. habitable room windows on the side elevation?	Yes, but they are small ground floor windows 0.6m x 1m for each window frame, and would not adversely overlook the neighbouring properties due to the boundary treatments.
9. distance to rear boundary (shared with another residential property) 10m or more?	N/A Although the boundary is at least 13.5m at its shortest point, there is a recreational field at the rear boundary of the dwelling.

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?	

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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: Approve with conditions