

Householder Proforma

Application Ref: 2022/0957 **Address:** 112 Stacey Crescent, Grimethorpe, S72 7DP

Proposal: Single storey side extension to dwelling



Neighbour Representations: No objections

Property Description: The site is located on Stacey Crescent in Grimethorpe, and consists of a semi-detached bungalow. The site is amongst a number of similar designed semi-detached bungalows, brick built with a pitched roof. The site is located at the end of a row of similar properties, with Green Space and the grounds of Milefield Primary School to the rear accessed via a public right of way located at the side of the site. Beyond the public right of way is the entrance to a Nursing home complex. The property is set back from the front with a front, side and rear garden area bound by a mix of wall, fence and railings. There are a number of mature trees located to the rear of the site providing privacy at the rear.

Proposed: The proposal is for the erection of a single storey side extension with a set back from the front and corresponding lowered roof line. The proposal will provide a bedroom with an en-suite towards the rear. The bedroom will project to the side by 3.150m, due to the constraints of the site the en-suite is stepped in and has a smaller side projection of 2.475m. The proposal will be in matching brick and tile and have a pitched roof to match the host.

Consultations:

PROW – No objections subject to informative

Highways DC – No objections subject to condition and informative

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	Yes, set back 0.5m with lowered roof line
Two Storey / First Floor	

Householder Proforma

2. set back / set down (500mm minimum)	
3. less than 2/3 the width of the original dwelling	Yes
All	
4. roof design corresponds to existing	Yes a pitched roof to match the existing
5. windows / doors of a similar design / proportion	yes
6. habitable room windows on the side elevation	No
7. materials to match	Yes brick and tile, this will be conditioned
8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	No, The existing dwelling would appear to have two off-street parking spaces, however, the space to the side of the house is of insufficient size to be counted as a parking space when taking into account the path to the side of the dwelling. Therefore, the proposed side extension wouldn't actually result in the loss of off-street parking provision as the space to the front of the property would remain. This bungalow wasn't originally built with any parking spaces within the site curtilage, there is however a communal parking bay opposite the property that accommodates 6 vehicles. The proposals would not have a detrimental impact in terms of demand for existing on-street parking provision in line with Planning Policy.

Rear Extension:

	No
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?	
All	

Householder Proforma

6. materials to match	
7. roof design compliments / ties in well	
8. habitable room windows on the side elevation?	
9. distance to rear boundary (shared with another residential property) 10m or more?	

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	

Householder Proforma

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