

Householder Proforma

Application Ref: 2022/0988

Address: 66 High Street, Great Houghton, S72 0AS



Neighbour Representations: None

Property Description: The site is located on High Street in Great Houghton which is a residential area with a mix of differing house types. The site is large in size, and consists of a hipped roof bungalow, brick built with a detached single storey garage at the side. The bungalow is set back from the road with a large front garden. The bungalow has been designed with a bay window, and is one in a line of 3 bungalows, the other two being sited closer to the road. The front garden has hard-standing which is utilised for off street parking, and is bound by a low stone wall. To the side/rear of the property are buildings and land associated with Hawthorne Farm.

Proposed: The proposal is to erect a single storey front extension to the property. The extension will project from the front by 5m and measure 3.92m in width. The eaves will measure 2.6m and total height 4.49m, built in matching materials and with a hipped roof to match the existing. The proposal will provide a bedroom extension. As part of the construction the existing front bedroom window will be removed and used within the new build. The window will face to the side towards the neighbouring bungalow No.64. It should be noted that this neighbouring bungalow has habitable room windows facing the site.

Consultations: Highways DC – No objections

Parish Council – No objections

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: B/99/1170/HR Erection of rear conservatory extension

B/95/0080/HR Erection of detached double length garage

2005/2006 Erection of rear single storey extension to dwelling

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

Side Extension:	No
Single Storey	

Householder Proforma

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:

	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	
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?	

Householder Proforma

Front Extension:

	Yes
1. single storey?	Yes
2. small projection? (confirm measurement)	5m, a modest projection. The neighbouring properties have been built closer to the road therefore this proposal will not appear alien within this location.
3. roof design corresponds to existing	Yes, hipped to match
4. windows / doors of a similar design / proportion	Yes, the existing bedroom window will be re-used within the extension. A blank gable wall will face towards the road. In terms of visual amenity, this will not detract from the value of the host property, when viewed alongside the diverse property designs of within the street scene.
5. materials to match	Yes

The neighbouring property at no. 64 has habitable room windows facing onto the site. The proposed extension will have a side facing bedroom window facing towards no.64. This has been assessed in terms of residential amenity. The distance from the newly positioned bedroom window to the neighbours' windows is just over 21m which is acceptable in terms of retaining the residential amenity currently enjoyed by both residents, therefore in terms of residential amenity the proposal is acceptable.

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:

Householder Proforma

	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