

Householder Proforma

Application Ref: 2022/0436

Address: 1 Malsin Gardens, Wombwell, S73 0LG



Neighbour Representations: None

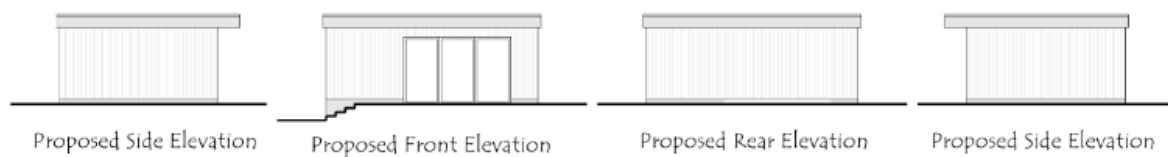
Property Description: The site is a corner plot located within the Malsin Gardens cul-de-sac. Malsin Gardens forms part of a modern housing estate accessed off Hough Lane in Wombwell. The site is a large corner plot consisting of a detached brick-built dwelling, within an L shaped footprint. The site consists of a 2 storey detached property designed with a pitched roof, bay window on the frontage and an attached single storey garage with off street parking in front. Beyond the rear boundary is an industrial company. Due to land levels the property sits at a slightly higher level to its neighbours. The rear garden gently slopes gently up to the rear boundary and is bound by a mix of walls, fencing and railings. There is tree coverage along the boundary with the industrial work yard and buildings providing screening and protection to the dwellings.

Proposed: The proposal is to erect a first floor extension over the existing attached garage and a detached garden room/office to the rear. The second storey extension has been amended during the planning process for a more acceptable scheme. The proposal has been stepped down with a hipped roof design to lessen the impact to the neighbouring properties. This is proposed to be in matching materials.

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The rear garden room is mostly built, as per photos above, has been designed with a flat roof and measures 4.9m x 6.6m, 2.3m to the eaves and 2.76 total height. The materials for the outbuilding are cedar cladding or composite cladding in light brown.



Consultations: None

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: None

Acceptable in Principle: This is an unusual proposal, in that the setting and impact of the existing property to the adjacent neighbour on Bellscroft needs to be addressed when assessing this application. SPD states that as a general guide a distance of 12m should be maintained from habitable room windows to a blank gable wall. In this case, the distance from the blank gable wall of the existing garage and the rear of the adjacent property on Bellscroft is 10.7m which falls short. The existing height of the facing gable is higher than the average single storey. Furthermore, due to the gentle slope, the neighbouring property on Bellscroft is set at a slightly lower level. The proposal is to increase the height of the blank gable wall to provide a room upstairs. In principle this should not be acceptable, however there are some mitigating factors when assessing this proposal. Although the proposal is to provide a second storey the increase in height will be small, and with the hipped roof sloping away from the neighbour the impact will be minimised and will result in a similar cumulative impact to that presently experienced. Furthermore, the lowered roof height will also help mitigate this issue.

Side Extension:	Side/front extension
Single Storey	
1. set back	
Two Storey / First Floor	
2. set back / set down (500mm minimum)	Set back 0.55m with corresponding step down
3. less than 2/3 the width of the original dwelling	Yes
All	

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4. roof design corresponds to existing	The host property is designed with a pitched roof. The extension has been designed with a hipped roof which is usually not encouraged, however, due to the potential impact to the neighbour on Bellscroft, a hipped arrangement was deemed to be the least intrusive in terms of residential amenity, and when viewed within this setting is not expected to be an incongruous feature given the property's position behind the main street frontage and on a small cul-de-sac.
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	There is a new habitable room window on the rear of the extension which is more than 10 from the rear boundary. There are no side windows proposed.
7. materials to match	Yes
8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	No

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?	

Front Extension:

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	Side/front
1. single storey?	2 Storey
2. small projection? (confirm measurement)	Above the existing projection to provide an second floor.
3. roof design corresponds to existing	The host property is designed with a pitched roof. The extension has been designed with a hipped roof which is usually not encouraged, however, due to the potential impact to the neighbour on Bellscroft, a hipped arrangement was deemed to be the least intrusive in terms of residential amenity. In terms of visual amenity, the property is within a small cul-de-sac and is not prominent within the street scene nor the surrounding street scenes therefore the design is not expected to be incongruous when viewed within its setting.
4. windows / doors of a similar design / proportion	Yes
5. materials to match	Yes

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*

	yes
6. single storey?	yes
7. height to eaves 2.5m or less?	2.37m to the eaves for the majority of the building, but due to slopped land levels the eaves can be measured at 2.74m at the southeastern corner. Taking the land levels into account and the fact the building will have a flat roof which overall height is less than 4m the impact will be minimal within the surroundings and in this instance the proposal is deemed acceptable. Furthermore, the building is located at the

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	end of the neighbours gardens and when viewed along with the protective trees the overshadowing impact will also be minimal.
8. sympathetic design and materials to main dwelling?	The building is located to the rear of the property and will barely be visible within the immediate street scene. The proposal has been designed to replicate a wooden domestic outbuilding, which is not an uncommon theme within this domestic area. For this reason the materials proposed are acceptable within this location.
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.