

Householder Proforma

Application Ref: 2023/0104 **Address:** Holme Farm Cottage, 9 High Street, Thurnscoe, S63 0ST

Neighbour Representations: None

Property Description:

The dwelling is a yellow stone semi-detached cottage style building of unknown age. It features a grey tiled roof with solar panels on the front elevation, brown framed windows of contrasting design and a brown glazed front entrance door. Extensions shown on the submitted plans are a front conservatory and a small side and rear wraparound extension. On a site visit, the conservatory had already been completely removed but there was evidence of an existing extension.

Situated in a unique location behind No. 3 and No. 5 High Street, both this dwelling and adjoining No.7 appear to have no access to the High Street. Both pedestrian and vehicular access to No 7 and No. 9 is exclusively via Chestnut Grove, a nearby cull-de-sac leading off High Street. Despite the dwellings elevated position, visibility of the house, especially of the ground floor is limited, when viewed from the High Street or Chestnut Grove.

Because of this unique location, the principle front elevation shares a secluded street scene location with just No. 7. North of the dwelling are the rear gardens of No. 3 and No. 5 High Street, to the west are the large grounds of Thurnscoe Hall, a listed building along with the converted stables of Thurnscoe Hall Mews. To the south, the dwelling is overlooked by the rear of The Grove Nursing Home and to the East are the rear and side elevations of a community centre and other dwellings located on Chestnut Grove.

Proposed:

The proposal is for a front elevation extension in the form of a large porch with a dual pitched roof, a side extension featuring a flat roof and a considerable, but now reduced amount of glazing. The proposed side extension slightly extends beyond the junction with the rear elevation to form a small wraparound extension. Additional works include an area of raised decking adjacent to the side extension, level to the internal floor area and a replacement and matching window in the existing dwelling. Additional fencing will also be installed on the north elevation, to provide a 1.8m high boundary.

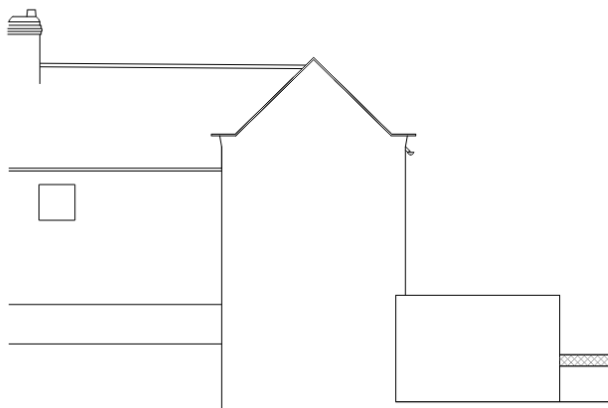
Householder Proforma



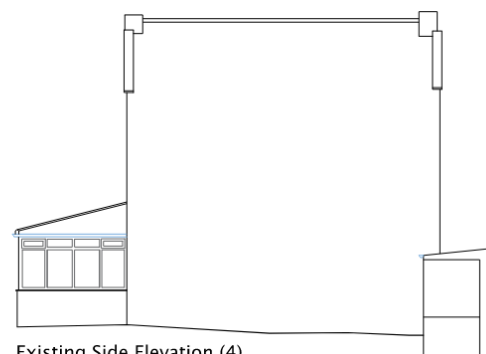
Existing Front Elevation (1)



Existing Side Elevation (2)



Existing Rear Elevation (3)



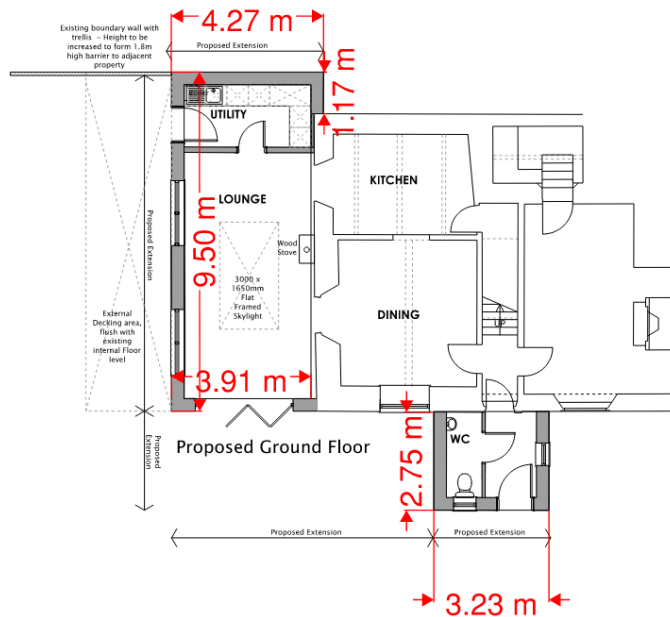
Existing Side Elevation (4)

Existing Elevations



Proposed Elevations above & Proposed Ground Floor Plan Below

Householder Proforma



Measurements

Front Porch Extension: Projection 2.75m, width 3.23m & height 3.79m to a maximum of 3.99m

Side/Wraparound Extension: Projection 3.91m, length 9.5m & height 3.35m (front elevation) to a maximum of 3.8m (side elevation)

Specific Rear measurements of above: Projection: 1.17m, width 4.27m & Height 4.10m (rear elevation)

As can be seen on the elevations, there is a slight decline in the level of the garden from east to west and a more significant decline in levels from south to north. Such level differences account for the disparities on the measurements above, taken at different points on the proposals.

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History:

2016/0520 - Erection of 1 no. detached dormer bungalow - Approved 7th October 2016
(Although approved, no construction appears to have been undertaken and consent has now expired)

Acceptable in Principle: Yes, extensions to domestic properties are acceptable in principle subject to the assessment below

Side Extension:	Yes
Single Storey	
1. set back	No

Householder Proforma

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	No, flat roof, but given the limited views of the extension from surrounding areas and that the extension is single storey and subservient to main house this is acceptable.
5. windows / doors of a similar design / proportion	No, but this is due to the installation of bi-fold doors and similar glazing units.
6. habitable room windows on the side elevation	Yes
7. materials to match	Brickwork, yes
8. neighbouring property extended to side or windows?	n/a
9. Any change to parking or access?	No

Rear Extension:

	No. Although the side extension extends beyond the rear elevation by 1.17m.
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:

	Yes
1. single storey?	Yes
2. small projection? (confirm measurement)	Yes, 2.75m

Householder Proforma

3. roof design corresponds to existing	Yes
4. windows / doors of a similar design / proportion	Windows yes, door not glazed but aesthetically better matched.
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*

	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	
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)	

Amended plans by the applicant's agent represent an improved proposal, which meets most Household Extension and Other Domestic Alterations SPD guidance. Although of limited benefit to the street scene because of the unique location, the proposed front Porch extension is a vast improvement from the former conservatory (viewed on the plans and historic photographs) and

Householder Proforma

along with a replacement matching window on the front elevation would enhance the character of the dwelling.

The side wraparound extension is as much as in keeping as possible with such extensions and would be constructed in similar brick work to the original dwelling. The wraparound section would again be an improvement on the visual quality of the original wraparound extension. Although there is no set-back on the front elevation and whilst glass patio style doors would not usually be acceptable on a front elevation, in this location and with the removal of the conservatory and other alterations to the front extension, in this instance it would be deemed acceptable and an improvement.

Although no neighbour consultations were received, the original plans caused concern about the potential impact of the raised terrace to intrude upon the privacy of neighbouring dwellings to the north. This is due to an elevated position the dwelling and its curtilage occupy. To some extent, the dwelling and parts of the garden may already overlook the dwellings below, but the proposed decking is higher than the current ground level. The amended plans include a new higher fence, in replacement of the existing trellis, which would create a 1.8m screen to protect the privacy of the neighbours below. In addition to the closest dwelling house, excluding No.7 being more than 22m away, as the fence is on a northern elevation, it should not adversely affect light for the neighbours below.

Recommendation: Approve with Conditions