Householder Proforma

Application Ref: 2022/0477 **Address: 24 Royd Avenue, Millhouse Green, S36 9NX**

Erection of detached garage with below ground space (part retrospective)







Neighbour Representations: None

Consultations: Penistone Town Council – No objections

Property Description: The site is located on Royd Avenue in Millhouse Green. The site consists of a large end terraced property, gable fronted and designed with brick at ground floor level and render above. The property has a pitched roof, and it sited at the end of a block of 5 2 storey dwellings. To the west of the site are semi-detached bungalows. The property benefits from a side driveway leading to the rear of the property and the siting of the proposed garage.

Proposed: The proposal is for the erection of a detached garage located at the north-western corner of the rear garden, with an underground snug. The application is part retrospective in that engineering ground works have begun to form the lower ground floor level of the proposal. The proposal will measure 6.9m in length, 4.25m in width, 2.5m to the eaves and 3.75m to the apex from the existing ground level. The lower snug will be a further 2.8m under the current ground level. The proposed garage will have a pitched roof, gable and garage door facing the road and external materials of render with a tiled roof. A side entrance door will face into the garden area, and an internal staircase will lead down into the snug area.

Local Plan Designation: Urban Fabric

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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:	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:

	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	

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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*

	Yes
6. single storey?	Yes, single storey above ground with a lower floor built below ground level, which will not be viewable externally.
7. height to eaves 2.5m or less?	Yes, the height of the proposal to be built above ground will be 2.5m from the existing ground floor level.
8. sympathetic design and materials to main dwelling?	Yes, rendered to match the existing property and surroundings, with a pitched roof and matching tile. A roof light will be located on the roof slope facing into the host garden.
9. If room in the roof space, is it storage only?	The floor area below ground will be utilised as a snug with an internal staircase leading down to the area. There will be no windows serving the lower ground floor area.

*granny annexes shouldn't be on this form

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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)	

The external proportions of the proposed garage are in keeping with the surrounding area and adhere to Local Plan Policy in terms of size, design and materials. The proposed lower ground floor will not be viewable from the surroundings due to the nature of the build, therefore in terms residential amenity and visual amenity the impact is minimal.

Recommendation: Approve with Conditions