

Householder Proforma

Application Ref: 2023/0495 **Address:** 11 Carr Field Lane, Bolton Upon Dearne, S63 8AQ

Neighbour Representations: None

Property Description:

The dwelling is a two bedroomed, red brick semi-detached house with a tiled hip roof. There is a small band of pebbledash render running below the roofline. The windows and doors are standard white UPVC. Currently parking provision in the front garden features a track of paving slabs, running from the front garden entrance (a partially demolished front wall) and along the side elevation. There is no dropped kerb to the dwelling.

The broader street scene predominantly consists of similar red brick dwellings, many of which have been extended. Furthermore, several dwellings have included parking provision within their front curtilage.

Proposed:

The proposal is for a single-story side and rear extension to the dwelling and the provision of two parking spaces. The proposed side extension comprises of a new bedroom and ensuite bathroom. The rear extension is proposed to be a new dining room.

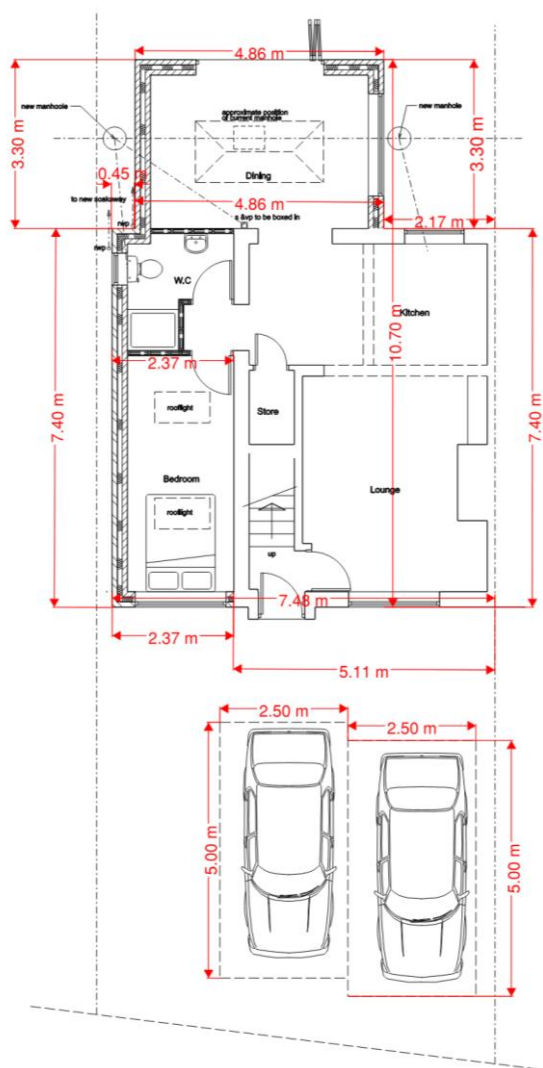
The projection of the side extension is reasonably narrow whilst its length extends along the whole existing elevation. At the junction of the existing side and rear elevations, the side extension becomes the rear extension, reducing its projection from the original side elevation by 0.45m whilst projecting 3.3m from the original rear wall. The rear extension extends partially across both the proposed side extension and existing rear elevations.

The side elevation is constructed of brick including the front (principal) and side elevation. The visible part of its rear elevation is also constructed of brick. The rear extension is finished in render. The side extension features a front elevation window and a small, (assumed obscured glass) ensuite bathroom window and a roof light. The rear extension includes new bifold doors and a large shaped, glass skylight.

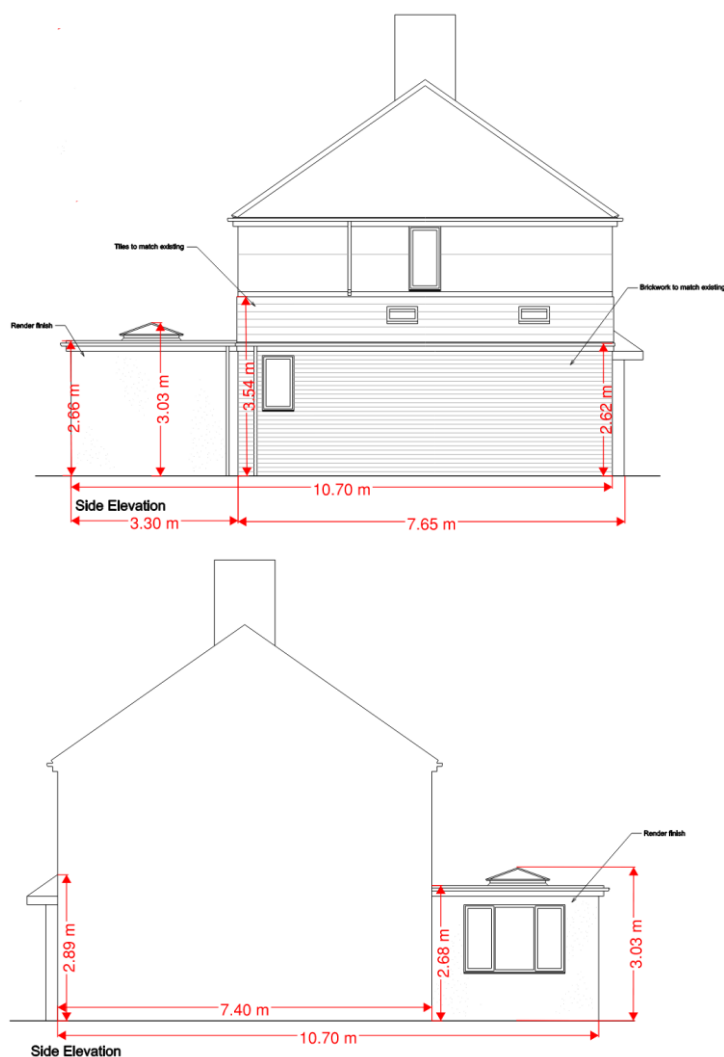
Measurements:

Side Projection: 2.37m	Length: (Inc Rear projection): 10.7m	Maximum Height: 3.54m Eaves Height: 2.62m
Rear Projection: 3.3m	Width: 4.86m	Maximum Height: 3.3m (to top of Skylight Roof Height: 2.66m

Householder Proforma



Propossed Ground Floor Plan



Local Plan Designation: Urban fabric

Conservation Area: No

Relevant History: None

Consultee Highways: Specific conditions have been provided by Highways in relation to ensuring the site meets current local parking requirements (as detailed in the 'Parking' supplementary Planning Document) and that appropriate access from the Highway is created.

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

Householder Proforma

Side Extension:	Yes
Single Storey	
1. set back	No, but the extension would look subordinate and is helped by the front door design being forward of the front elevation.
Two Storey / First Floor	
2. set back / set down (500mm minimum)	n/a
3. less than 2/3 the width of the original dwelling	n/a
All	
4. roof design corresponds to existing	The roof is pitched, so is complementary
5. windows / doors of a similar design / proportion	Yes, a large window on the front elevation and a small ensuite window on the side elevation.
6. habitable room windows on the side elevation	No
7. materials to match	Yes
8. neighbouring property extended to side or windows?	No extension but one small upper floor landing window.
9. Any change to parking or access?	Yes, Highways have provided conditions to address this.

Rear Extension:

	Yes
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	No
2. semi-detached and less than 4m?	Yes
3. if more than 3m are the eaves more than 2.5m in height?	Yes, the extension is 0.3m over the 3m guidance and the height of the flat roof is 2.66m with a maximum height (skylight) of 3.03m. However, given its position and the minimal difference it is not considered of detriment.
Two Storey	
4. terraced property and less than 2.5m (projection to the rear)?	n/a
5. semi-detached and less than 3.5m?	n/a
All	
6. materials to match	No, but are partially complimentary with a render finish and is out of public view and therefore wouldn't appear as a prominent or discordant feature in the streetscene

Householder Proforma

7. roof design compliments / ties in well	Yes, a pitched roof would have been better, but at the rear a flat roof is acceptable.
8. habitable room windows on the side elevation?	No
9. distance to rear boundary (shared with another residential property) 10m or more?	Yes

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)	

The plans have been significantly amended to meet local policy in relation to maintaining the street scene, with a full brick side extension and additional new parking provision added to gain Highways approval. There are some aspects which could have been improved but overall, the side extension would appear subordinate to the original house and would not be out of place within the broader street scene. The rear extension is of a relatively modest size and is not located in a prominent position

Recommendation: Approve with conditions