

Householder Proforma

Application Ref: 2021/1301

Address: 1 Parma Rise, Darfield, S73 9PR



Neighbour Representations: Neighbour letters sent out for the original and amended application:
No objections received.

Property Description:

The site is located on the corner of Parma Rise and Lombard Crescent within a dense residential area. The site consists of a semi 'detached bungalow, located on a corner plot with generous garden space. The property is set back from the frontage with a front garden area and a driveway leading to off road parking at the side of the property. The property is a pitched roof bungalow, brick built with existing extensions. To the rear of the property is a large flat roofed extension which provides additional bedrooms, this has been set away from the adjoining boundary with number 3. The more

Householder Proforma

recent extension is a single storey side extension with a pitched roof which joins onto the rear extension providing accommodation in an L shape.

Proposed: The proposal was originally for a large side, rear extension angled to take advantage of the side garden area. This was deemed too large and after discussions with the planning officer an amended plan was submitted. The amended plan will increase the existing flat roof extension to the side, essentially closing the gap between the property and neighbour at number 3. This will result in a rear extension projecting 4m to the rear and measuring 2.720m in length utilising the existing courtyard area. The height will mirror the existing. This will provide an additional bedroom to the rear.

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History:

2013/1248 Erection of side extension to dwelling

B/78/4089/DA Erection of extension to bungalow

Acceptable in Principle: The proposal is for a rear extension to a domestic property. Planning Policy states that extensions to domestic properties are in principle acceptable providing they comply with the adopted Local Plan and associated documents, therefore, the proposal is acceptable in principle.

The proposal is for a small-scale extension to the rear closing the gap between the existing and the side boundary with number 3. The size and proportions are modest and in compliance with Planning Policy. The proposed extension will be built in matching materials and is not expected to cause any detriment to both residential and visual amenity.

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?	

Householder Proforma

Rear Extension:

	Yes
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	4m
3. if more than 3m are the eaves more than 2.5m in height?	No, they are 2.38m
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	Yes
7. roof design compliments / ties in well	Yes, Ties in with existing
8. habitable room windows on the side elevation?	No
9. distance to rear boundary (shared with another residential property) 10m or more?	6.3m, less than 10m, however the proposal is in line with the existing, and is single storey with a good fenced boundary around the rear boundary therefore overlooking is not expected and residential amenity will not be compromised.

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?	

Householder Proforma

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)	

Recommendation:

Grant with Conditions