

# Householder Proforma

**Application Ref:** 2022/0951     **Address:** 16 New Close, Silkstone, S75 4HF

**Proposal:** Detached garage



**Neighbour Representations:** No objections

**Property Description:** The site is located within the cul-de-sac of New Close in Silkstone. New Close forms part of a wider modern housing estate characterised with stone-built properties. The site is a corner plot, large in size, and backs onto Sunny Bank Road. The site consists of a large, detached stone built Mock Tudor dwelling tucked away from the immediate street scene. The front/ side garden area is private and bound by a mix of walls, trees and conifers.

**Proposed:** The proposal is for the erection of a detached garage located within the front garden area. The garage will measure 4.8m x 6.8m, 2.4m to the eaves and 4.36m total height. Barn style garage doors will face out of the site with parking provision located in-front. The gable end will face towards the host property, with patio doors and large windows overlooking the garden. The proposed garage is located close to the boundary with No.7, however the trees and existing boundary treatment provide a visual barrier.

### Consultations:

Parish Council – No comments

Highways DC – No objections to amended site plan

**Local Plan Designation:** Urban Fabric

**Conservation Area:** No

**Relevant History:** 2007/0705 Erection of two storey side extension to dwelling and first floor extension over garage

**Acceptable in Principle:** The proposal is acceptable in principle. Extensions to domestic properties are acceptable in principle subject to the following assessment:

<b>Side Extension:</b>	No
Single Storey	
1. set back	

## 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	
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	
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?	

## Householder Proforma

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
7. height to eaves 2.5m or less?	Yes, 2.4m
8. sympathetic design and materials to main dwelling?	Yes, pitched roof, matching materials, the proposal will fit in well within these surroundings.
9. If room in the roof space, is it storage only?	N/A

\*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)	

The Council's SPD on house extensions does state that Detached garages should relate sympathetically to the main dwelling in style, proportions and external finishes. In most cases, it will

## **Householder Proforma**

not be appropriate for a garage to be sited between the house and the road. In terms of its design it will have a pitched roof and matching materials, and as such the proposal will fit in well within these surroundings. Whilst it is positioned in front of the property due to the dwelling's orientation it won't be closer to the access road than the main dwelling and would appear more akin to being placed to the side of the dwelling. As such it would not be a prominent or discordant feature on the street scene

**Recommendation: Grant subject to conditions**