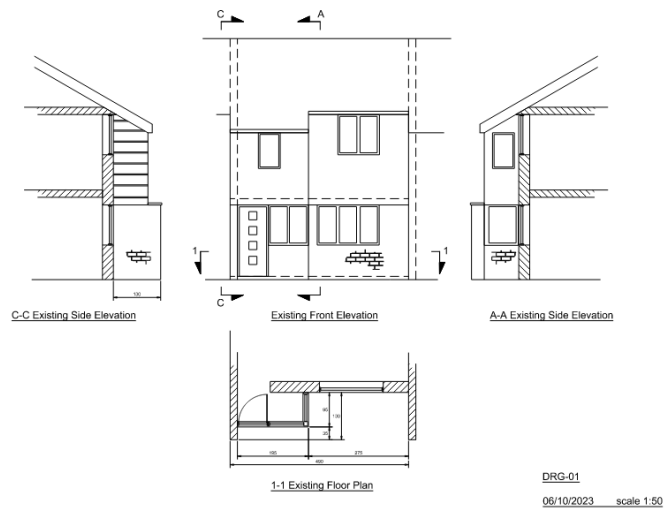


Householder Proforma

Application Ref: 2023/0881 **Address:** 11 Pengeston Road, Penistone, S36 6GW

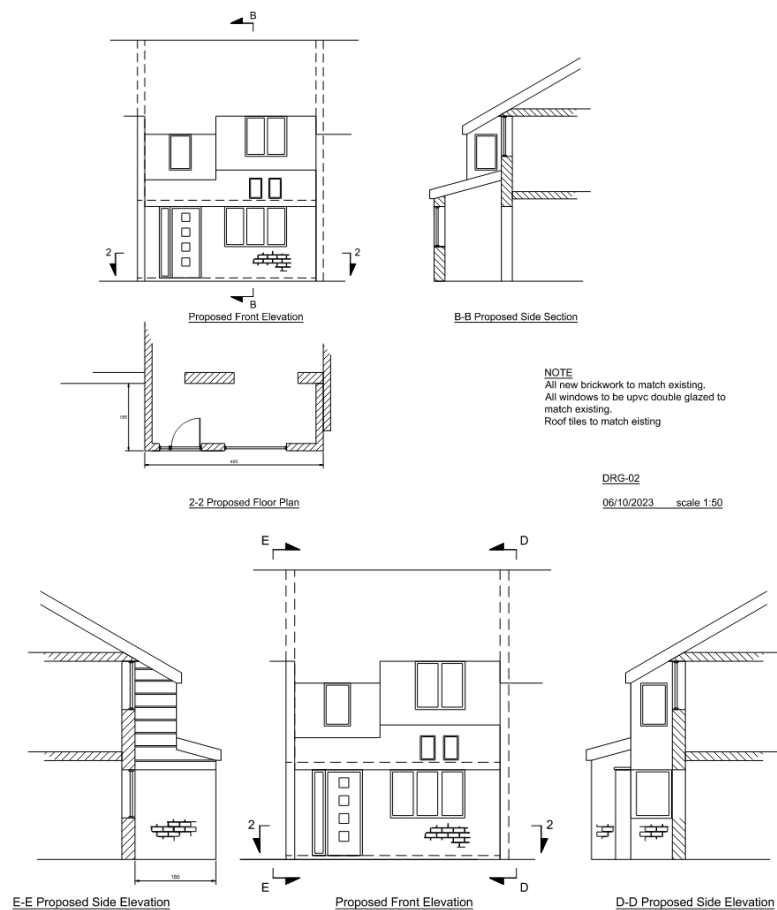
Neighbour Representations: None

Property Description: The site is located on the cul-de-sac of Pengeston Road in Penistone. The cul-de-sac forms part of a wider housing estate of mixed properties. The site consists of a two-storey mid terraced dwelling, set back from the road with an open plan lawned garden area at the front. Within the garden area is a small wooden storage box. The property is brick built with a pitched roof and is clad with grey panelling on the upper floor like the adjoining properties. The properties along this terraced row have been designed with a two-storey front projecting incorporating the front door.



Proposed: The proposal is for a single storey front porch designed with a lean to roof. The porch will project 1.85m and measure 4.9m in width across the whole property. Measure 2m to the eaves and 3m total height. The front extension will be in matching brick and tile materials. Two small roof lights will also be located on the front elevation.

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Consultations: Parish Council – No comments

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: None relevant

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	

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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:

	Yes It is noted that there are other similar designed front porches within this locality.
1. single storey?	Yes
2. small projection? (confirm measurement)	Yes 1.8m projection
3. roof design corresponds to existing	Yes, a lean to roof to match

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4. windows / doors of a similar design / proportion	Yes
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)	

There are other front porches within this locality, however, not within this terraced row. It is acknowledged that the front extension will result in the uniform nature of the terraced properties being compromised. It is also noted that a smaller front porch could be built within permitted development which would also compromise this design. Front porches are not an uncommon feature within this locality. The host property is set back from the road with a front garden area therefore the impact of the proposal will be muted somewhat. On balance the proposal is acceptable in terms of visual amenity.

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Recommendation: Grant subject to conditions: