

Householder Proforma

Application Ref: 2022/0005

Address: 6 Sheffield Road, Oxspring, Sheffield,
S36 8YQ



Neighbour Representations: None

Consultations:

Oxpring Parish Council – No objections

Highways – No objections subject to conditions regarding the off street parking and gateway.

Property Description: The site is located on Sheffield Road in Oxspring, close to the junction with Roughbitchworth Lane. The site is surrounded by residential properties and looks onto an area of green space located directly adjacent. The site consists of a large traditional semi-detached dwelling, red brick with a hipped roof and flat roof store room with outdoor WC facilities located at the side. The property is set back from the road, has a large front, side and rear garden area with off street parking located to the front of the property. The front/ side garden area is bound by a low stone wall which ties in with the ethos of the surroundings. The rear is bound by a high hedge and a wooden fence separates the adjoining property. Stone built dwellings are located face on to the side/rear garden.

Proposed: The proposal is for a 2-storey side extension to replace the existing, a single storey front extension extending the side element forward and incorporating a porch and a single storey rear extension. The ground floor will comprise a porch, lounge, utility and open plan kitchen-diner and sitting room. The upper floor will provide a bedroom with en-suite. The side extension will project to the side by 4m with a set back of 0.675m at first floor level with a corresponding lowered roof line. The front extension will project 1.50m, single storey with a lean to roof and the rear extension will project 2m single storey with bi-folding doors to the rear and bi-folding doors on the side elevation encompassing the new and old build.

The materials proposed are to match the host property and the upper roof has a hip design in keeping with the host property.

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: 2021/0295 Erection of Dwelling - Withdrawn

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Acceptable in Principle: The proposal is for a front/side and 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 proposed side/rear extension proposes a bi-folding door which faces the neighbouring stone built properties. Usual practice expects a distance of 21m between habitable room windows. In this instance the proposal is measured slightly under 21m, however presently there is screening via shrubs and a low stone wall, along with a driveway, and lane separating the properties. Furthermore, the host property is angled slightly therefore direct overlooking should not occur in this instance.

Side Extension:	Yes
Single Storey	
1. set back	
Two Storey / First Floor	Yes
2. set back / set down (500mm minimum)	Yes
3. less than 2/3 the width of the original dwelling	Yes
All	
4. roof design corresponds to existing	Yes
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	Yes the bi-folding doors are located on the side elevation which faces the front of the neighbouring stone built properties. A distance of just below 21m is provided which is less than expected, however there is a large garden, road and driveway in-between the 2 properties along with the existing boundary. Due to the positioning of the proposal, it is not expected to compromise neighbouring privacy.
7. materials to match	Yes
8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	No 2 off street parking spaces provided within the front garden area as existing.

Rear Extension:

	Yes
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	

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2. semi-detached and less than 4m?	Yes
3. if more than 3m are the eaves more than 2.5m in height?	2m projecton
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 lean to
8. habitable room windows on the side elevation?	Yes the bi-folding doors as stated above.
9. distance to rear boundary (shared with another residential property) 10m or more?	No, however the proposed rear extension is single storey and there is an existing boundary hedge providing adequate screening.

Front Extension:

	Yes
1. single storey?	Yes
2. small projection? (confirm measurement)	Yes 1.5m
3. roof design corresponds to existing	Yes lean to as per rear extension
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?	

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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