

Householder Proforma

Application Ref: 2023/0466

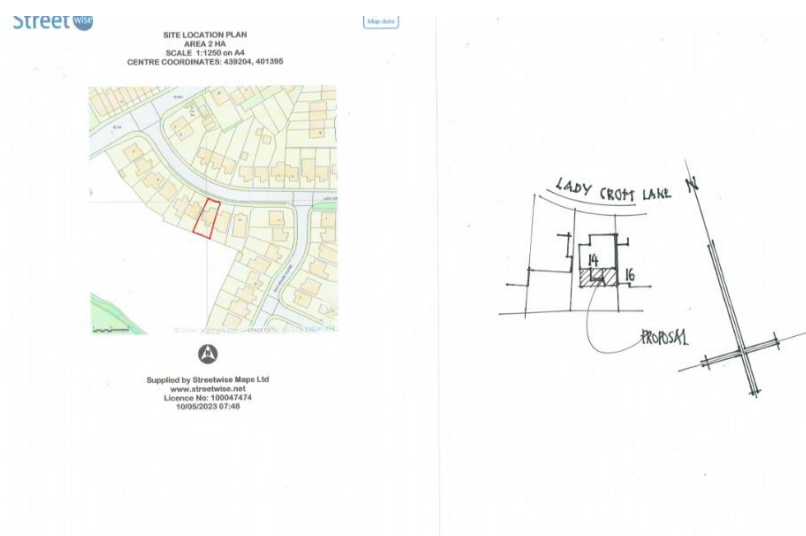
Address: 14 Lady Croft Lane, Hemingfield, S73 0AP

Applicant: Ms Rosa Bennett

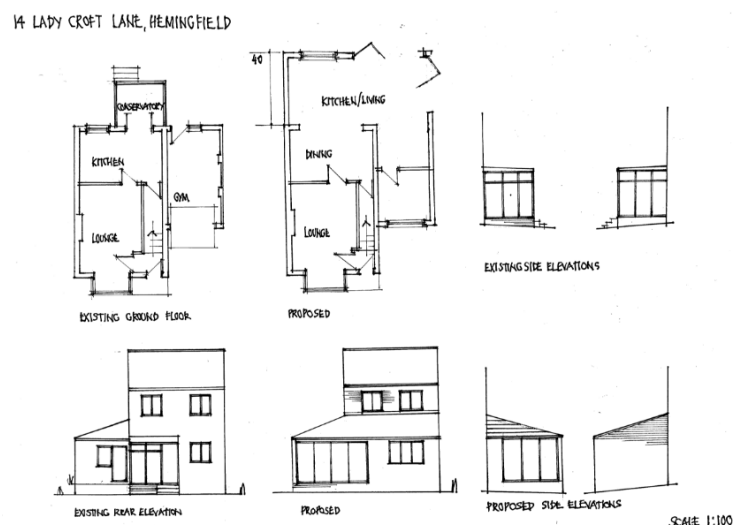
Development: Removal of conservatory and erection of single storey rear extension

Neighbour Representations: None

Property Description: The site is located within a housing estate off Cemetery Road in Hemingfield. The site consists of a linked detached dwelling, red brick with a pitched roof design and a single storey attached side garage. The property is linked by the neighbour's garage adjoining No.16. The property has a driveway and an area of hard standing for parking at the front of the property along with a sloping lawned garden to the rear. The rear garden is bound by fencing on all sides; however it is noted that there is a temporary fence along the shared boundary with No.16. There is an existing small conservatory on the rear elevation which is to be replaced with this proposal.



Proposed: The proposal is to erect a single storey rear extension to the property projecting 4m to the rear and measuring 8.15m across the whole elevation. The proposal will measure 2.89m to the eaves, have a lean to roof design and have bi-folding doors creating the corner of the extension. The proposal will provide a kitchen/living room.



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Consultations: None

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History:

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	
7. materials to match	
8. neighbouring property extended to side or windows?	
9. Any change to parking or access?	

Rear Extension:

	Yes
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	The property is a linked detached dwelling. The extension will project 4m to the rear in line with planning policy.

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3. if more than 3m are the eaves more than 2.5m in height?	The eaves are 2.89m which is more than what is usually acceptable. The rear garden slopes down to the rear boundary fence. The attached neighbour has an existing single storey rear extension on the adjoining garage and the main house projects further to the rear than the host property with a large 2 storey rear extension. The neighbours adjacent are set at a slight angle away from the host property with a good boundary in-between. This will lessen the potential impact of the proposal and taking into account the above, in this instance the height of the eaves is acceptable.
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	The extension has been designed with a lean to roof to complement the existing property.
8. habitable room windows on the side elevation?	Yes, the bi-folding glazed doors provide the corner of the extension facing both to the rear and to the side towards No 12. The orientation of the neighbour's property and the existing boundary treatment will provide adequate privacy screening from the proposed windows.
9. distance to rear boundary (shared with another residential property) 10m or more?	No, 5.6m to the rear of the garden. New houses are in the process of being built beyond the rear boundary, however, they are only at the foundation stage. The proposal is just over 1m beyond the existing conservatory projection. The new properties will be more screened at the rear when they are completed, with no side facing habitable room windows proposed. Furthermore the proposal will face the side and front elevation, therefore, the proposed extension, is not expected to potentially overlook much more than the existing conservatory. In this case, when taking the above into account the proposal is deemed acceptable.

Front Extension:

	No
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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	
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 subject to conditions: