Householder Proforma

Application Ref: 2022/1324 **Address:** 33 Hollins Wood Grove, Cudworth, S72 8TB





Neighbour Representations: None

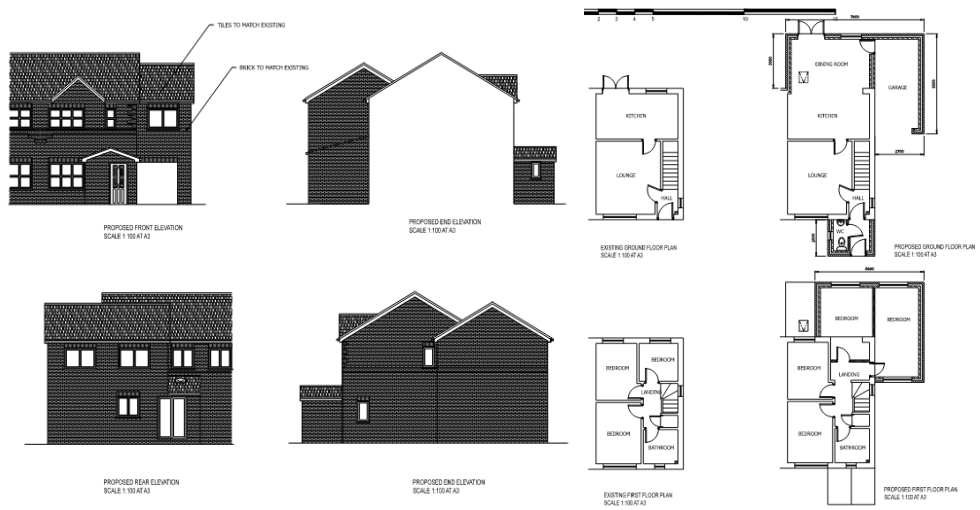
Property Description: The site is located at the end of a cul-de-sac within a modern residential estate. The site is located within the designation of urban fabric and sits close to the green belt border. The site consists of a brick built semi-detached dwelling with an open plan front garden area which is hard surfaced to provide off street parking and an enclosed rear garden. The site also has a side driveway leading to a detached garage at the rear. The cul-de-sac is characterised with similar designed pitched roof dwellings, so with similar extensions.

Proposed: The proposal is to erect a single storey front extension projecting 2m x 2.59m designed with a gable front pitched roof. This will provide a porch and w/c.

The proposal is also to erect a 2-storey side/ rear extension projecting to the side 2.7m and set back from the frontage by 4.71m, projecting to the rear by 3m and set away from the adjoining boundary by 1.61m. A single storey element with a lean-to roof will be erected within the 1.61m gap at ground floor level only. Patio doors and a separate window facing into the rear garden area will serve the dining room, two additional bedroom windows will be provided at first floor level also facing to the rear.

The proposal will provide a garage and dining room at ground floor level and an additional bedroom at first floor level. The proposals will be in matching brick and tile.

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C**onsultations:**

Highways – No objections

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: None

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

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	No
7. materials to match	Yes
8. neighbouring property extended to side or windows?	Adjacent property has two non-habitable windows facing the driveway. Although these will be impacted by the proposal, as the side extension will be set back by 4.1m therefore the potential impact will be reduced and is acceptable when assessed against local plan policy.

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9. Any change to parking or access?	The proposed extensions include an attached garage, however, having internal dimensions of 4.9m x 2.4m it is too small to qualify as a parking space and be counted as part of the properties off-street parking provision. Notwithstanding this, there is sufficient room within the remaining property curtilage to accommodate the required parking provision of two spaces. Therefore it is considered that the proposals do not adversely impact upon the highway and are acceptable from a highway's perspective, in compliance with local plan policy.

Rear Extension:

	Yes
Single Storey shared boundary with 31 Hollins Wood Drive.	Yes, Single storey element along adjoining
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	Yes, 3m single storey next to adjoining boundary.
3. if more than 3m are the eaves more than 2.5m in height?	
Two Storey	Yes, 2-storey element built 1.6m away from adjoining shared boundary with 31 Hollins Wood Drive
4. terraced property and less than 2.5m (projection to the rear)?	
5. semi-detached and less than 3.5m?	Yes, 3m rear projection.
All	
6. materials to match	Yes, matching brick and tile
7. roof design compliments / ties in well	yes
8. habitable room windows on the side elevation?	No
9. distance to rear boundary (shared with another residential property) 10m or more?	Yes, 13.55m to the rear boundary from the proposal.

Front Extension:

	Yes
1. single storey?	Yes

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2. small projection? (confirm measurement)	The proposal is for a front porch extension projecting 2m which is a small/ modest projection when viewed from the street scene. The property is set back from the highway, and due to the small-scale nature, matching materials and pitched roof design, when viewed within the context of the existing street scene, the proposed front extension is not expected to appear incongruous within this setting.
3. roof design corresponds to existing	Yes, a pitched roof which corresponds to the existing property.
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)	

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4. total extensions (including proposed)	

Recommendation: Grant subject to conditions