

# Householder Proforma

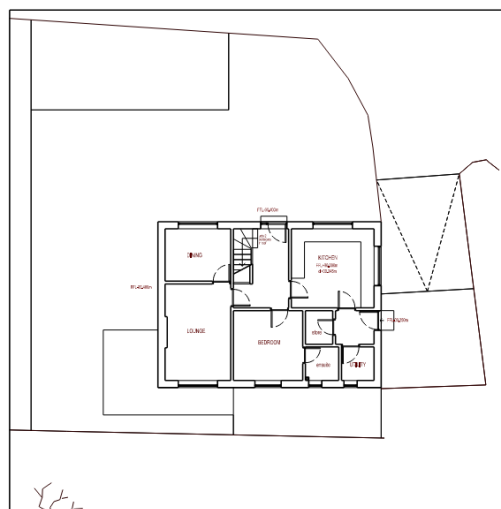
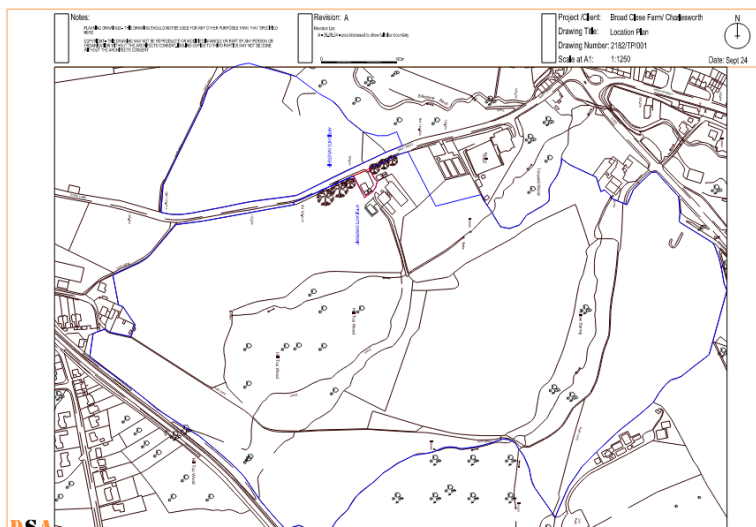
**Application Ref:** 2024/0822 **Address:** 1 Broad Close Farm, Cone Lane, Silkstone Common, S75 4LY

**Applicant:** Mr Jonathan Charlesworth

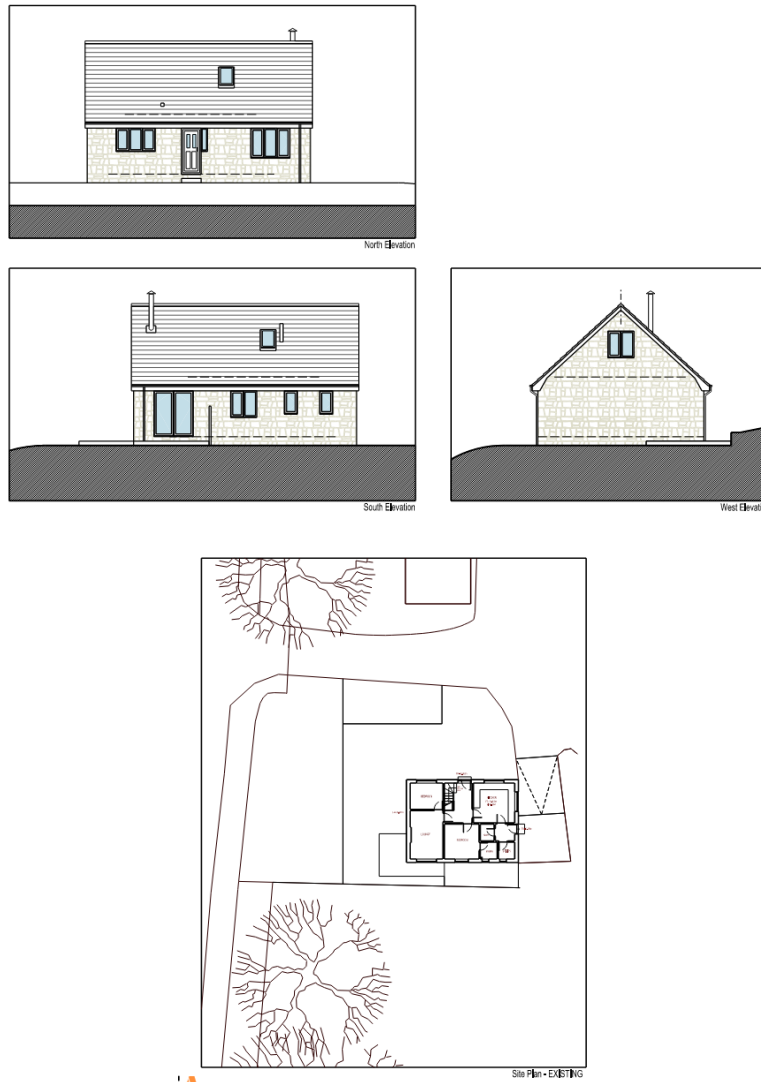
**Application:** Single storey side extension to detached property.

**Neighbour Representations:** None

**Property Description:** The site is located at the entrance to Broad Close Farm, northwest of the agricultural buildings. The site can be seen from Cone Lane. The site consists of a small bungalow designed with a steep pitched roof, constructed in stone. There are rooms in the roof space with associated roof lights on the front and rear elevations and a side window facing Cone Lane. The dwelling has a side garden located directly adjacent to Cone Lane with parking beyond the southern elevation. There are children's play equipment located within the side garden area.

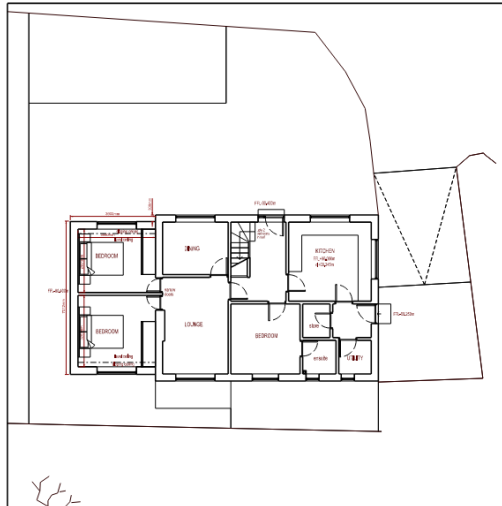


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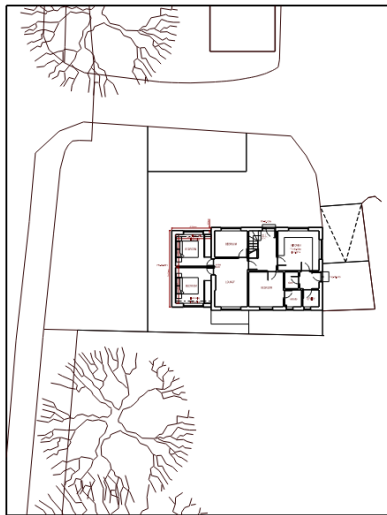
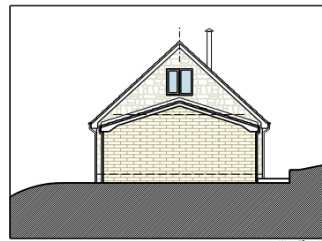


**Proposed:** The proposal is to erect a side extension to the northwest elevation facing Cone Lane. The extension proposed will project 3.9m to the side, measure 7m in width, 2.35m to the eaves, 3.76m total height. The proposed extension will have a pitched roof and will be set in from both the front and rear elevations providing a visual break. The materials proposed are stone and tile to match. The proposal will provide 2 additional bedrooms.

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North Elevation



Site Plan - PROPOSED

## Consultations:

Parish Council – No comments received.

**Local Plan Designation:** Green Belt

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**Conservation Area:** No

**Relevant History:** B/82/1701 – Erection of farm dwelling

**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>	Yes
Single Storey	
1. set back	Yes, 0.3m set back from both the front and rear elevations.
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	Yes, pitched roof
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?	No neighbouring dwellings
9. Any change to parking or access?	No, existing parking adequate for the proposal

### 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)?	

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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?	
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	Approximately 77.44sqm
2. proposed extensions	27.25sqm

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3. any existing extensions (the lean-to extension may not be modern but included it in here just in case)	no
4. total extensions (including proposed)	Approximately 35%

The proposal is relatively small scale and is not expected to detract from the character of the original property in line with planning policy. The proposal will be visible from Cone Lane however, with the design and matching materials the proposal is not expected to compromise the visual amenity of the area.

**Recommendation:** Grant subject to conditions: