

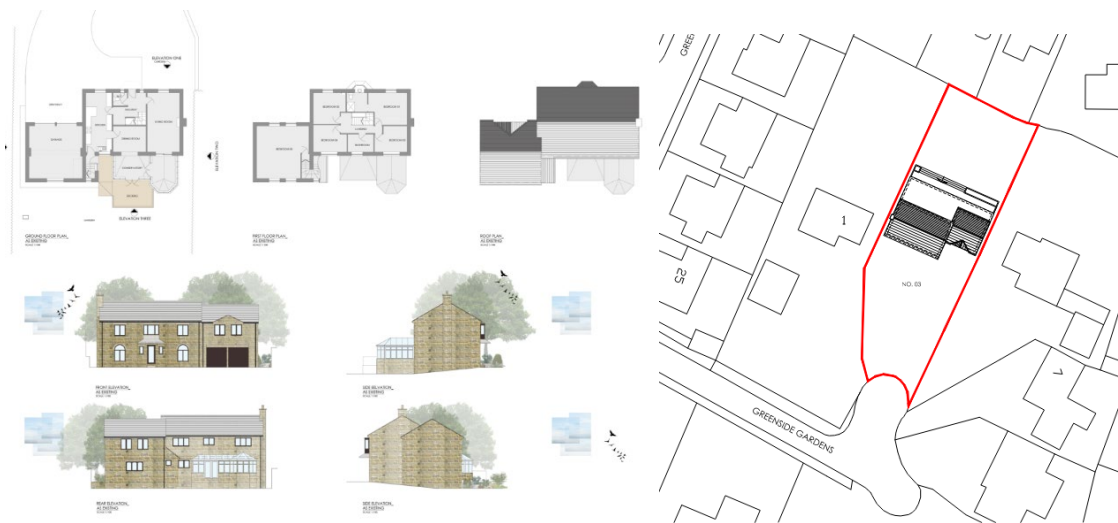
Householder Proforma

Application Ref: 2023/0126

Address: 3 Greenside Gardens, Hoylandswaine, S36 7LG

Neighbour Representations: None

Property Description: The site is located on the outskirts of the Conservation area in Hoylandswaine. The site is located within the cul-de-sac of Greenside Gardens which is characterised by large individually designed stone properties. The site consists of a large, detached stone-built dwelling with an existing two storey side extension providing a double garage at ground floor level and living accommodation above, and a large conservatory to the rear. The site is sloping with the rear garden at a lower level. The property benefits from both a large front and rear garden. The rear garden is private and bound by large conifer trees on all sides.



Proposed: The proposal is to demolish the existing rear conservatory and erect a single storey rear extension, built in stone with a flat roof. The extension will span across the rear of the main property and two storey side extension to provide a large living kitchen and utility. The proposal will project 4.81m from the rear elevation and measure 4m overall height. Due to the land levels a raised patio with steps will be provided for access into the garden. The raised patio will measure approximately 1m in height, 2.5m in projection. Two large floor height windows will serve the utility and a large three panelled bi-fold door will provide access and light into the living kitchen area.



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Consultations: None

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: B/94/0610/PU Erection of first floor over existing double garage

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?	
3. if more than 3m are the eaves more than 2.5m in height?	The proposal is for a flat roofed extension, with total height 4m. Although the eaves height will be much higher than usually acceptable, the drop in ground floor level results in a much higher proposal. The proposal is to replace the conservatory and

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	raised decked area with an extension of similar height. The rear garden is bound by high conifer hedges providing privacy screening, therefore, in this instance the proposal is acceptable when assessed against Local Plan Policy.
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 flat roof; the host property has a pitched roof. Due to the differing land levels and the size of the projection in this instance this roof design is the most appropriate. The proposal is to the rear of the property and will be well screened on all sides therefore there will be little or no impact to the street scene, therefore in this instance the flat roof design is acceptable in terms of visual amenity.
8. habitable room windows on the side elevation?	No
9. distance to rear boundary (shared with another residential property) 10m or more?	Yes, approximately 16m

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?	

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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: