

Householder Proforma

Application Ref: 2023/0805 **Address:** 2 Summer Ford, Ingbirchworth, S36 7GS

Neighbour Representations: None

Property Description: The site is located on the corner of Summer ford and Wellthorne Lane in Ingbirchworth. Summer Ford is a modern cul-de-sac with a mix of 2 storey house types, stone built similar to the host property. The front elevation faces Wellthorne Lane. The property is a 2-story detached dwelling; stone built with a pitched roof. The property benefits from a single storey rear extension projecting 3m to the rear. The rear boundary is 12m with a semi-detached garage located at the bottom of the garden accessed from Summer Ford. The neighbours facing blank gable wall is 16m away from the proposal. The garden has been bound by a mix of stone walling, hedges and fencing.



Proposed: The proposal is for a single storey front porch designed with a pitched roof. The porch will project 1.8m and measure 2.5m in width. The proposal is also for the erection of a second storey above the existing rear extension. This will project 3.2m and measure 4.1m in width, with patio doors and a juliette balcony located on the rear elevation. Both extensions will be in matching stone and brick.

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Consultations: Parish Council – No comments

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: None relevant

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	

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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?	
Two Storey	
4. terraced property and less than 2.5m (projection to the rear)?	
5. semi-detached and less than 3.5m?	Detached dwelling
All	
6. materials to match	Yes
7. roof design compliments / ties in well	Yes
8. habitable room windows on the side elevation?	No side windows. Patio doors with Juliette balcony proposed. Although the proposed glazing does not match the existing property exactly, the surrounding properties have a lot of large windows/ glazing on the rear elevations therefore the proposal is not expected to look ambiguous within this location.
9. distance to rear boundary (shared with another residential property) 10m or more?	Yes 12m

Front Extension:

	Yes
1. single storey?	Yes
2. small projection? (confirm measurement)	Yes 1.8m projection

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3. roof design corresponds to existing	Yes, a pitched roof to match
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)	
4. total extensions (including proposed)	

Recommendation: Grant subject to conditions: