

Householder Proforma

Application Ref: 2022/0212

Address: 13 Whinmoor Way, Silkstone, S75 4JE



Neighbour Representations: No objections

Consultations: Silkstone Parish Council – No comments

Property Description: The site is a large plot located within the residential cul-de-sac of Whinmoor Way in Silkstone. The site consists of a large stone built detached dwelling designed with a pitched roof, and an attached double garage with a flat roof. Beyond the rear boundary is a public footpath with the surroundings predominantly residential. Due to the corner location the site narrows to the front, resulting in a large side/rear garden, lawned with a good boundary of fencing and vegetation. The rear garden area is bound by a mix of high hedges and vegetation resulting in a private amenity area.

Proposed: The proposal is to erect a single storey rear extension projecting out 6m and measuring 5.9m in width, 2.77m to the eaves and 4.45m total height. The extension will be built in matching stone with a tiled pitched roof. Within the roof scape will be 6 velux windows, 3 on the front and 3 on the rear. The proposal will have full length bi-folding doors and full-length patio doors facing into the rear garden area, a smaller window at the rear facing the boundary with No.15 and a long thin window on the gable end.

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:	NO
Single Storey	
1. set back	
Two Storey / First Floor	
2. set back / set down (500mm minimum)	

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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)?	Detached property with a rear projection of 6m
2. semi-detached and less than 4m?	Detached property with a rear projection of 6m.
3. if more than 3m are the eaves more than 2.5m in height?	Yes 2.77m in height, please see summary below.
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 Stone to match
7. roof design compliments / ties in well	Yes matching pitched
8. habitable room windows on the side elevation?	Yes, although the boundary provides adequate privacy
9. distance to rear boundary (shared with another residential property) 10m or more?	Rear boundary shared with public footpath

Front Extension:

	No
1. single storey?	
2. small projection? (confirm measurement)	
3. roof design corresponds to existing	

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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)	

The proposal is for a large rear extension to the detached dwelling projecting 6m to the rear. The proposal is located close to the western boundary with the neighbouring property therefore the impact to this property needs to be assessed. There is a good high boundary fence and high hedge along the shared western boundary. The garden is south facing, therefore, although the proposal will be 4.45m in total height with a pitched roof, due to the direction of the sun path, and the existing

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boundary treatment, the proposal is not expected to cause any severe overshadowing in line with Planning Policy.

Recommendation: Grant subject to conditions