Application Ref:

2021/0721

Address:

23 Hewer Way, Mapplewell

Neighbour Representations: No

Property Description:

The property is a detached dwelling set on a corner plot of a modern housing estate of similar detached properties. Some of which have flat roof projecting rear elements as part of the house type design, including the adjacent property number 21. The proposed extensions are located on a north facing elevation.





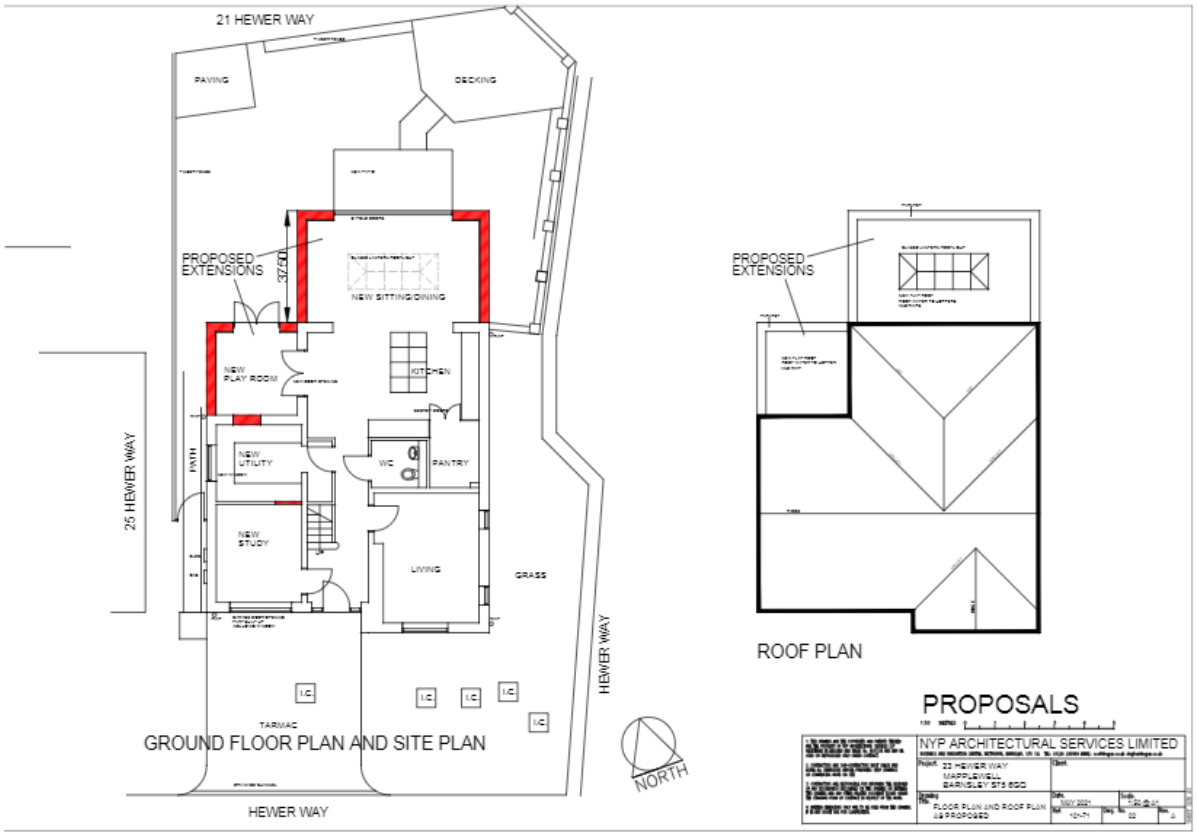


Proposal

The proposal involves the erection of two single storey rear extensions and conversion of integral garage to living accommodation, including external alterations to dwelling. The proposed rear extensions have been designed with flat roofs and have an eaves height of 3.3m. The sitting/dining room extension projects approximately 3.75m and the proposed playroom projects approximately 3m. The proposed extensions and alterations will be made good/constructed using matching brick work.

The proposed garage conversion does not require planning permission and is permitted development. The proposed rear extensions are set within 2m of the boundary and the eaves height exceeds 3m, therefore they require planning permission.





Local Plan Designation: Urban Fabric
Conservation Area: No
Relevant History: None – PD rights remain checked previous permissions for residential development 2015/1015, 2014/0452
Acceptable in Principle: Yes

Side Extension:	Yes / No (include comment if required)
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 / No (include comment if required)
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	No restriction in projection of single storey extensions to detached dwellings, however they do not exceed 4m in projection
3. if more than 3m are the eaves more than 2.5m in height?	The eaves height proposed is 3.3m due to the flat roof design, however this is acceptable and would not cause any significant overshadowing impact to the adjacent dwelling as the properties are not attached.
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	Flat roof design seen on other properties on the estate as it is a feature of other Avant Homes house types.
8. habitable room windows on the side elevation?	Yes but at ground floor, new window to existing dwelling does not require permission. The windows to side of the proposed extension will be screened by existing boundary treatments. No significant overlooking impact.
9. distance to rear boundary (shared with another residential property) 10m or more?	No but this is a single storey extension so does not need to meet the 10m rule in line with SPD Guidance.

Front Extension:

	Yes / No (include comment if required)
1. single storey?	Yes
2. small projection? (confirm measurement)	Yes 1.7m
3. roof design corresponds to existing	Yes pitched roof
4. windows / doors of a similar design / proportion	Yes
5. materials to match	Yes matching materials but with a timber oak frame which is acceptable in this more rural location

Dormer Extension

	Yes / No (include comment if required)

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*

	Yes / No (include comment if required)
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 (x 2)	
3. any existing extensions	
4. total extensions (including proposed)	

Recommendation:

Approve with conditions