

Householder Proforma

Application Ref: 2023/0503 **Address:** 12 Salcombe Close, Mapplewell, S75 6FG

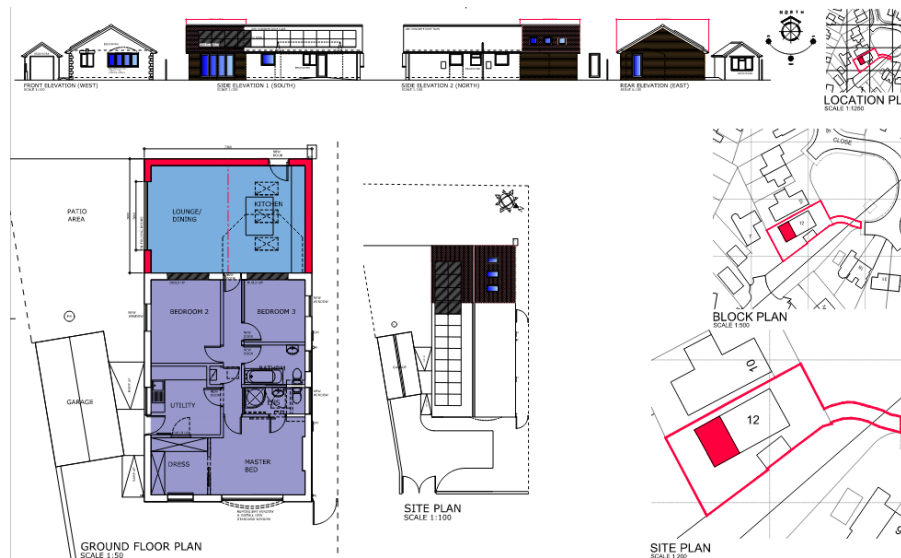
Neighbour Representations: None

Property Description: The site is located within a modern housing estate in Mapplewell. The site consists of a brick-built bungalow designed with a pitched roof, gable facing with a detached pitched roof garage located at the side. The property is set back from the road within a crescent, with a long driveway to the front, and open green space along the front and side boundary. The property has an existing conservatory at the rear of the property, solar panels on the roof and a bay window on the front. It has the benefit of a good-sized front and rear garden area. The site is well screened and bound by a mix of fencing and railings. The neighbour at number 10 has been extended to the rear similar to the proposed. The rear of the property faces Beaulieu Close.



Proposed: The proposal is to demolish the existing rear conservatory and erect a single storey rear extension. The extension will be in matching brick and tile and will project 5m to the rear providing a kitchen and lounge/ dining room with bi-folding doors on the side elevation facing into the garden and the green space beyond. There will be a single glazed door on the gable elevation and a blank wall facing number 10. roof lights will provide additional light into the extension. The bay window is also proposed to be replaced with a flat window. This will not require planning permission.

Householder Proforma



Consultations: None

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)	
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?	

Householder Proforma

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 will extend to the rear by 5m. The pitched roofed extension will measure 2.3m to the eaves with total height 4.85m in line with planning 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 pitched roof to match the existing.
8. habitable room windows on the side elevation?	Yes, glazed bi-folding doors are located on the side elevation which will face into the garden and towards the green space beyond. Overlooking is not expected to be a cause for concern.
9. distance to rear boundary (shared with another residential property) 10m or more?	No, the distance to the rear boundary is 5.07m. This is under the usual 10m requirement, however there are mitigating circumstances. The neighbour to the rear has the side elevation part facing the application site with no visible habitable room windows facing the site. Furthermore, there will be no rear facing windows only a glazed door. The existing boundary treatment will provide all the privacy required. SPD states that 10m should be maintained from a blank gable wall. Due to the position and orientation of the neighbour's property, only the corner of the extension will be immediately adjacent with the majority of the build facing the front garden area. In this instance the proposal is not expected to cause any loss of residential amenity to either the existing neighbours or the hosts in compliance with planning policy.

Householder Proforma

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	
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)	

Householder Proforma

Recommendation: Grant subject to conditions: