Householder Proforma

Application Ref: 2021/1687 **Address: 9 Wentworth Road, Kexbrough, S75 5LB**



Neighbour Representations: No objections to proposal.

Property Description: The site is sizable, comprising of a large semi-detached red brick dwelling designed with a hipped roof. The property is on Wentworth Road, located within a residential estate characterised with traditional large red brick semi-detached dwellings. The property is set back from the road with a large front garden area bound by a low wall. Off street parking is provided within the front garden area and driveway leading to an existing detached garage to the rear. The property has an existing small lean to front porch at the front, single storey rear extension with a flat roof/ lantern top and an existing flat roofed rear prefabricated garage to the rear. The property benefits from a large rear garden bound by a mix of fencing and hedges.

Proposed: The application proposes to erect a two-storey side extension, providing a garage, utility and garden room on the ground floor and a large bedroom with en-suite at first floor level. The ground floor will project to the front by 1.45m in line with the porch with a lean to roof design. The first floor will be set back 1.4m from the existing frontage, 2.82m from the porch, with a corresponding lowered roof line. The 2 storey proposal will also project to the rear by 2.4m, measuring 3.30m in width and 11.92m in total length across the side elevation. The window to the utility will be high level as will the en-suite on the upper floor. Patio doors and a Juliet balcony are proposed for the first floor bedroom facing into the rear garden and patio doors will service the garden room on the ground floor. The proposal will be in matching materials.

Local Plan Designation: Urban Fabric

Consultees: Highways Dc – The proposed two storey side extension incorporates an integral garage although it does not have the necessary internal dimensions of 3m x 6m for it to be counted as a parking space. However, the proposals also include the widening of the access and driveway so that two vehicles can still park within the site, thereby satisfying the off-street parking requirements. It is therefore considered that the proposals do not adversely impact upon the highway and are acceptable from a highways development control perspective.

Conservation Area: No

Relevant History: 2018/1206 Erection of single storey rear extension with a rearwards projection of 4.1m, height to eaves of 2.8m and a maximum height of 3.4m (Prior Notification Householder)

Householder Proforma

Acceptable in Principle: The proposal is for a front/side extension to a domestic property. Planning Policy states that extensions to domestic properties are in principle acceptable providing they comply with the adopted Local Plan and associated documents, therefore, the proposal is acceptable in principle.

The design fits in well with the host property and the surroundings. There is evidence of similar designed extensions within the street scene. The plot is large therefore the mass of extensions does not compromise the site, and the proportions of the extension will not detract away from the design of the main dwelling. The materials are red brick and tile to match the existing property. The size of the proposed extension is modest, and in compliance with Planning Policy. The proposal will be built in matching materials and are not expected to cause any detriment to both residential and visual amenity.

Side Extension:	Yes
Single Storey	
1. set back	
Two Storey / First Floor	
2. set back / set down (500mm minimum)	Yes, set back at first floor level but set forward to match the existing porch at ground floor level.
3. less than 2/3 the width of the original dwelling	Yes
All	
4. roof design corresponds to existing	Yes
5. windows / doors of a similar design / proportion	Yes similar design, although the high level window serving the en-suite doesn't necessarily match in proportion, there is evidence of smaller windows and additional windows within the street scene. Furthermore, the first floor is set back over 2m which reduces the impact of the smaller window on the street scene.
6. habitable room windows on the side elevation	No
7. materials to match	Yes
8. neighbouring property extended to side or windows?	Yes neighbouring windows, however, not habitable and not greatly impacted due to the gap in-between dwellings.
9. Any change to parking or access?	Parking is provided within the front garden area, and highways have deemed this sufficient.

Rear Extension:

	Yes
Single Storey	

Householder Proforma

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?	Yes, 2.4m
All	
6. materials to match	Yes
7. roof design compliments / ties in well	Yes
8. habitable room windows on the side elevation?	No
9. distance to rear boundary (shared with another residential property) 10m or more?	Distance to rear boundary 11.48m and over 21m to the adjacent properties.

Front Extension:

	Yes
1. single storey?	Yes
2. small projection? (confirm measurement)	1.45m in line with the porch
3. roof design corresponds to existing	Lean to and yes in keeping
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?	

Householder Proforma

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: Approve with conditions