

Householder Proforma

Application Ref: 2021/1411

Address: 45 Mitchells Avenue, Wombwell, S73 8GA



Neighbour Representations: No objections to proposal.

Property Description: The site is located within a new build housing estate in Wombwell. The property is a red brick large, detached dwelling with a pitched roof and has been designed with a gable fronted projection to the front. The property has an integral garage and canopy over the existing front door. The site is surrounded by similar designed properties, within a predominantly residential area. The property is set back from the road with an area of hard standing providing off road parking for 2 vehicles.

Proposed: The application proposes to erect a single storey front extension bringing the building line, in line with the front projection. This will provide an entrance lobby and storage area. The integral garage will be converted into a kitchen with the lobby leading into the new kitchen. The entrance to the lobby will be via a new entrance door and flanked by glazed side lights. The extension will project 1.95m and measure 4,16m in width essentially squaring off the front of the property.

Local Plan Designation: Urban Fabric

Consultees: Highways Dc – have no objections to the proposal

Conservation Area: No

Relevant History: No

Acceptable in Principle: The proposal is for a front 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. 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 proposals will be built in matching materials and are not expected to cause any detriment to both residential and visual amenity.

Householder Proforma

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?	

Rear Extension:

	No
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?	
All	
6. materials to match	
7. roof design compliments / ties in well	
8. habitable room windows on the side elevation?	
9. distance to rear boundary (shared with another residential property) 10m or more?	

Front Extension:

Householder Proforma

	Yes
1. single storey?	Yes
2. small projection? (confirm measurement)	Yes, 1.95m
3. roof design corresponds to existing	Yes, Lean to
4. windows / doors of a similar design / proportion	Yes, 1 front door proposed with glazed side panels
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)	

Householder Proforma

Recommendation: Approve with conditions