

Householder Proforma

Application Ref: 2021/1353

Address: 66 Rectory Lane, Thurnscoe

Neighbour Representations: No

Property Description: The property is a detached single storey stone facing and brick built bungalow within a residential area of similar property styles. The property has a drive way and is set back from Rectory Lane. To the rear of the property is a large garden whilst beyond the boundary is open countryside. Neighbouring properties have similar extensions and therefore a precedent has been set.



Proposed Extension: Erection of rear extension to dwelling

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History:

Acceptable in Principle: Yes – the proposed single storey rear extension would represent a continuation of the existing property. It is proposed to construct using matching materials to the existing dwelling. There would be no loss of residential amenity as a result of the proposal.

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?	Detached bungalow – projection of 4.3m from rear elevation.
3. if more than 3m are the eaves more than 2.5m	Height to eaves approx. 2.4m

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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	Yes
7. roof design compliments / ties in well	Yes – roof line would be same height and a continuation of the existing roofline.
8. habitable room windows on the side elevation?	No windows proposed to side elevations.
9. distance to rear boundary (shared with another residential property) 10m or more?	No residential properties to the rear of the boundary.

Recommendation: Approve with conditions