

Householder Proforma

Application Ref: 2022/0074

Address: 11 Black Horse Drive, Silkstone Common,
S75 4SD



Neighbour Representations: None

Consultations: Parish Council - No comments

Property Description: The site is located within a residential housing estate. The property is a detached red brick dwelling with a pitched roof design and integral garage. The property has a good-sized front garden with a sloping driveway with 2 off street parking spaces. Due to the site levels the front garden slopes down away from the house and has a small staircase providing access to the front door. The existing staircase projects 1.57m with 4 steps up to the landing and an additional step to the door. The total width of the existing is 1.37m.

Proposed: The application proposes the removal and replacement of the staircase located at the front of the property. The proposed will project 2.09m, with 6 steps and a landing measuring 1m which is at front door height. A wall will be erected at both sides with a rail, total height of 2m. The steps will be built at 1.18m in width with a total width of the proposal 1.62m. The wall will be in matching brick.

The plans also show the erection of a similar staircase on the side elevation accessing a side door. This falls within permitted development and does not form part of this planning application.

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: None relevant

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. The proposal is for a small staircase similar to that of the existing and neighbouring properties, is small scale and in matching materials not detracting away from the original design. The proposal complies with Local Plan Policy as assessed within this proforma and is therefore, acceptable in principle.

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therefore, the proposal is acceptable in principle.

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?	

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Front Extension:

	Yes
1. single storey?	Smaller than single storey
2. small projection? (confirm measurement)	Yes 2.09m
3. roof design corresponds to existing	N/A
4. windows / doors of a similar design / proportion	N/A
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)	

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4. total extensions (including proposed)	
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Recommendation: Approve with Conditions