Householder Proforma

Application Ref: 2022/0875 **Address:** 35 Millrace Drive, Goldthorpe, S63 9BW

Proposal: Erection of side extension to dwelling



Neighbour Representations: No objections

Property Description: The site is located within a cul-de-sac off Highgate Lane in Grimethorpe which is characterised with a mix of one and two storey dwellings of individual character. The site is a corner plot tucked away in the corner of the street scene. Due to the corner location the plot is triangular in shape with points facing to the front, side and rear. Beyond the rear garden is a natural area. The site comprises of a semi-detached bungalow, red brick built with a pitched roof set back from the road. The property has a conservatory on the rear elevation and a gable facing porch on the front elevation. Off street parking is located at the front of the property, with a private side/rear garden. The neighbouring property is a 2-storey dwelling with a detached single storey garage located along the shared boundary within a similar building line to the host property.

Proposed: The proposal is for the erection of a single storey side extension with a small set back from the frontage and corresponding lowered roof line. Due to the restrictions of the site the proposal is wider to the rear, tapering in towards the front. The proposal will provide a kitchen extension and snug. The extension projects 2.195m in width at the front, filling out to 4.66m at the rear, and will measure 6.42m in length.

Consultations:

Drainage – No objections

Highways DC – No objections

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:	Yes
Single Storey	
1. set back	Yes, set back 2.25m

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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	Yes a pitched roof to match the existing
5. windows / doors of a similar design / proportion	yes
6. habitable room windows on the side elevation	No
7. materials to match	Yes
8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	No

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:

	No
1. single storey?	

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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)	

The proposal is an unusual design which takes advantage of the triangular shaped site, narrow at the front and significantly widening out to the rear. The advantage of the site location in the corner of the cul-de-sac will ensure that the proposal is not a dominant feature within the street scene, will be constructed with matching materials and along with the small set back will diminish the impact of

the unfamiliar design. When viewed within this setting the proposal is compliant with local plan policies in terms of visual amenity.

Recommendation: Grant subject to conditions