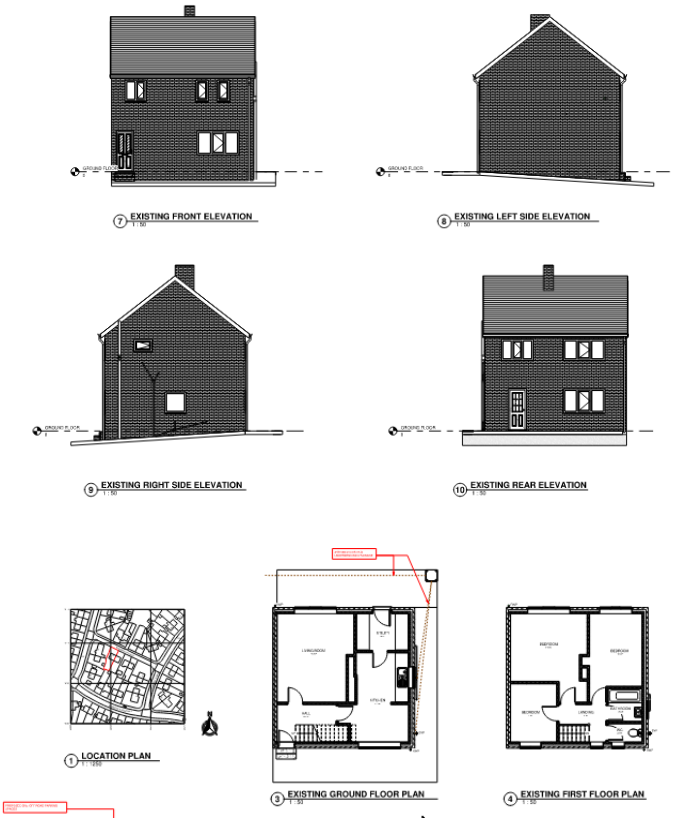
Householder Proforma

Application Ref: 2023/0121 **Address:** 2 Wainwright Place, Wombwell, S73 8LY

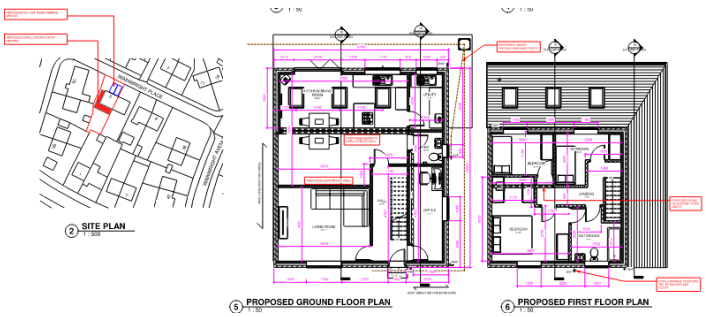
Development: Erection of single storey side/ rear extension

Neighbour Representations: None

Property Description: The site is located within a housing estate characterised by large semi-detached dwellings. The site consists of a large, semi- detached red brick dwelling designed with a pitched roof. The dwelling is set back from the road with a front garden bound with a low-rise brick wall along the frontage. The property has a path leading down the side to a good-sized rear garden bound by a mix of hedges and wooden fencing. The site is surrounded on all sides with residential properties which will have an impact on the type and size of proposed extensions.



Proposed: The proposal is to erect a single storey side/ rear extension which wraps around the property in an L shape. The side extension will project 2.135m, 2.4m to the eaves. The rear extension will join onto the side and project 3m to the rear with eaves measuring 2m. The materials are in brick and tile to match and the roof will be a lean-to design with 3 Velux windows on the rear elevation. The proposal will provide an office, w/c, kitchen diner and utility.



Householder Proforma



C**onsultations:** None

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	No, due to the internal arrangements and the position of the existing staircase a setback would not work within this proposal. Although a setback is preferred to help minimise the amalgamation of old and new materials, due to the location of the property, and the size of the proposal, in this instance a set back is not compulsory.
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, lean-to roof which is in keeping with the host property.
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	No habitable windows on the adjoining side elevation. Two windows are proposed on the side elevation, but due to the position of the neighbouring property and the existing boundary treatment, overlooking is not expected to occur and

Householder Proforma

	as a result residential amenity will not be adversely impacted.
7. materials to match	Yes, matching brick and tile
8. neighbouring property extended to side or windows?	No, the adjoining property has not been extended. The properties to the side have been extended and have facing windows onto the site. The separation distances are less than usually acceptable within this location. For this reason, the proposal was reduced from a 2-storey side to a singe storey to protect residential amenity.
9. Any change to parking or access?	No, the original application proposed an additional bedroom on the first floor. Barnsley MBC's Parking SPD recommends that one off-street parking space is provided for a property of one or two bedrooms, with two spaces being required for a house with three or more bedrooms. The highways department objected to the 2-storey proposal because of the lack of parking provision within the site. The proposal was amended and the additional bedroom and upper floor accommodation removed. The proposal will not therefore exacerbate the requirement of further on-street parking in the area and is therefore acceptable.

Rear Extension:

	Yes
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	Yes, 3m in projection
3. if more than 3m are the eaves more than 2.5m in height?	2m eaves 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, brick and tile to match
7. roof design compliments / ties in well	Yes, a lean-to roof design which compliments the host property.
8. habitable room windows on the side elevation?	No

Householder Proforma

9. distance to rear boundary (shared with another residential property) 10m or more?	Yes, 10.17m

Front Extension:

	No
1. single storey?	
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)	

Householder Proforma

4. total extensions (including proposed)	

Recommendation: Grant subject to conditions: