Householder Proforma

Application Ref: 2021/1322 **Address:** 40 Wakefield Road, Staincross, Barnsley, S75 6JY

Neighbour Representations: No

Property Description: Brown brick detached dwelling within a residential area of differing house types and design. The property is set well back with a large grassed front garden area and driveway leading to a detached garage at the rear located along the shared boundary with no. 42. There is also an existing conservatory to the rear of the property. The site is bound by a mix of hedgerow and fencing.



Proposed Extension: Removal of rear conservatory and detached garage and erection of single storey rear extension, front dormer, and replacement garage.

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: **2021/0253 Approved with conditions**

Acceptable in Principle: Yes. The proposed rear extension represents a modest projection from the existing conservatory. There are no windows proposed in the side elevation and as such reduces the potential impacts on residential amenity.

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 property – proposed reuse of existing conservatory wall to side elevation, with proposed extension of approx. 1.7m.

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	Total projection of 3.9m proposed for dining area.
3. if more than 3m are the eaves more than 2.5m in height?	Height to eaves approx. 2.3m
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
8. habitable room windows on the side elevation?	No
9. distance to rear boundary (shared with another residential property) 10m or more?	Yes

Front Extension:

Dormer Extension

	Yes / No (include comment if required)
1. Pitched roof dormer on principle roof slope?	Yes
2. Flat roof dormer on rear roof slope?	
3. Dormers in street scene & similar style?	Yes
4. Set below roof ridge?	Yes
5. Set in [ideally 0.5m] from both the eaves and gable edge?	Yes
6. Set in 0.5m from party walls?	N/a

Garage / Outbuilding*

	Yes / No (include comment if required)
1. single storey?	Yes
2. height to eaves 2.5m or less?	Yes – height to eaves approx. 2.1m
3. sympathetic design and materials to main dwelling?	Yes – removal of existing flat roof garage with pitched roof garage which mirrors front elevation of main dwelling.
4. If room in the roof space, is it storage only?	N/A

*granny annexes shouldn't be on this form

Recommendation: Approve with conditions