

Application Ref:

2022/0018

Address:

33 Staincross Common, Staincross, Barnsley

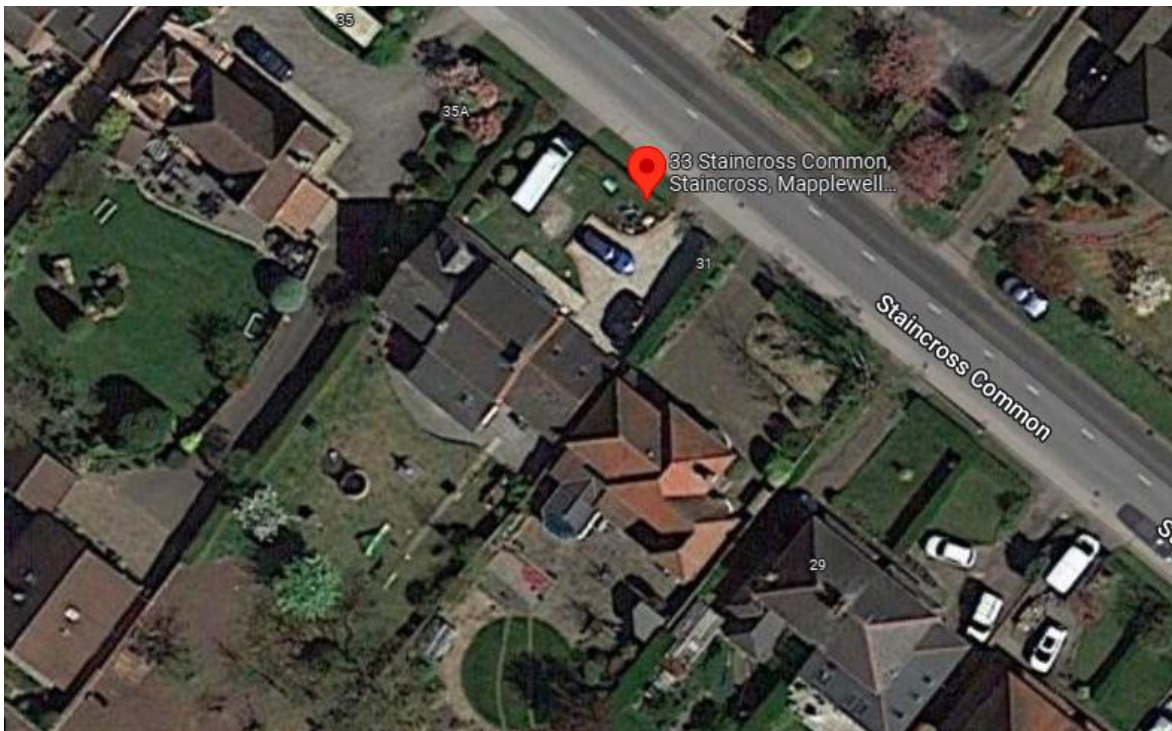
Neighbour Representations: No

Property Description:

The property is a large, detached, red brick built dwelling which has been extended previously with two one and a half storey side extensions and a single storey lean to rear extension. The dwelling has a long rear garden and has a driveway and garden area to the front.

The property is set on Staincross Common which is a mixed street scene with large detached and semi-detached, individually designed dwellings which are constructed of different materials including, render, brick and stone.





Proposed Extension:

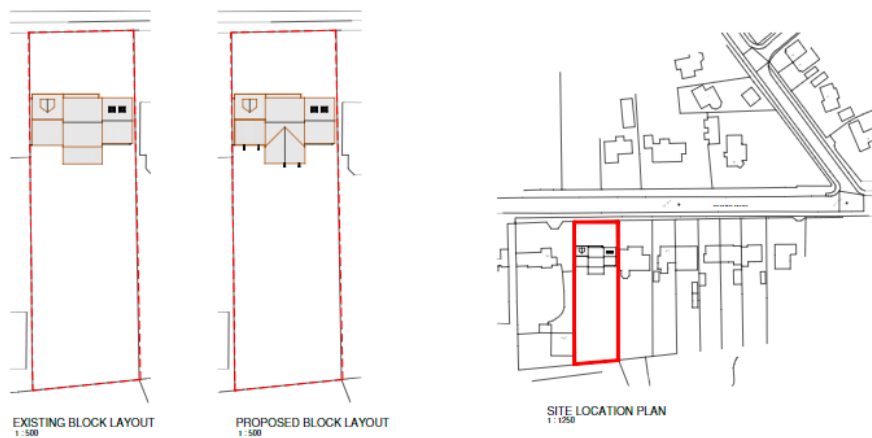
The applicant is proposing a first floor rear extension above the existing single storey rear extension, with a projection of 3.5m from the rear elevation and a pitched roof.

The proposed extension would be constructed of matching brickwork with a tiled roof and would allow for an en-suite and dressing area to bedroom 4. The proposal also includes the formation of a window opening to bedroom 4 to the east side elevation of the existing dwelling at first floor level. Amended plans have been received during the processing of the application

to show that this new window is to be obscurely glazed and the rear window is to be enlarged to allow for additional light into the room.

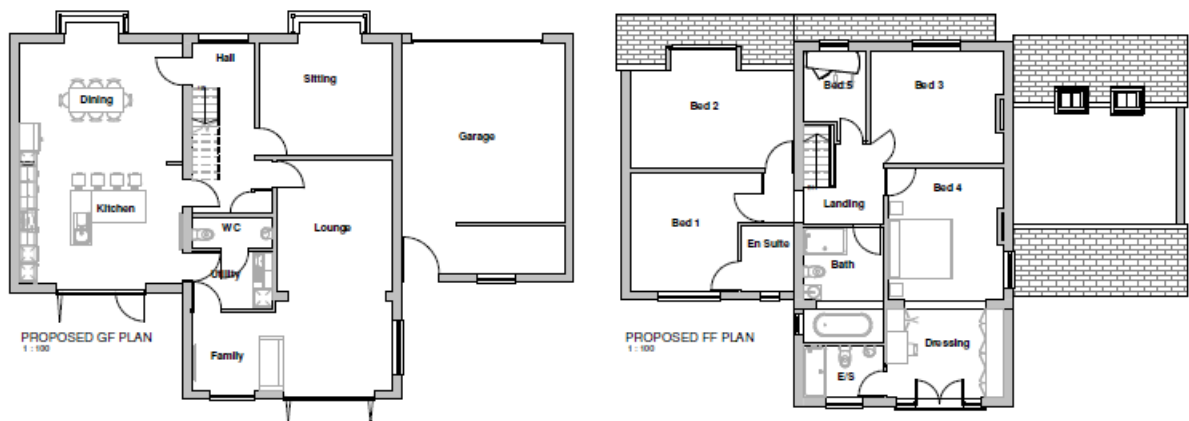
Other internal layout changes are proposed at ground and first floor which do not require planning permission.

The proposal also includes the addition of render to the front elevation of the existing dwelling. The agent states that the render would be in an off white, cream or grey, details of which are to be submitted at a later date.



MBAS
architecture

Drawn	01/01/2022	Drawn	01/01/2022
Scale	1:500	Scale	1:500
Project	33 Deodar Avenue, KILGERRIE, D15 2JD		
Drawing	BLOCK PLANS		
Drawn	P. O'DONOGHUE		
Scale	P. O'DONOGHUE		



Local Plan Designation: Urban Fabric
Conservation Area: No
Relevant History:
 88/1715 – Erection of extensions to dwelling – Approved

03/0666 – Erection of single storey extension - Approved
Acceptable in Principle: Yes

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?	
3. if more than 3m are the eaves more than 2.5m in height?	
Two Storey	This is a detached dwelling where there are no limits on the overall size of rear extensions set within the SPD, subject to the proposals impact upon residential amenity. The extension is set centrally within the site and a sufficient distance from the boundaries of the site (approx 6m to the side boundaries) and therefore should not cause any significant overbearing or overshadowing impact.
4. terraced property and less than 2.5m (projection to the rear)?	N/A
5. semi-detached and less than 3.5m?	N/A
All	
6. materials to match	Yes matching brick work and tiles to the rear extension.
7. roof design compliments / ties in well	Yes pitched roof to match.
8. habitable room windows on the side elevation?	Yes a new window is proposed to bedroom 4 facing the eastern boundary, within the existing dwelling, however amended plans show the window will be obscurely glazed and therefore should not cause any significant overlooking impact to the neighbouring dwelling. Bedroom 4 would still have an outlook through the dressing room, which is open to the bedroom which is acceptable. A new window is proposed to the side elevation of the extension at first floor level facing the western boundary, however this would be set within the proposed bathroom which is not a habitable room.
9. distance to rear boundary (shared with another residential property) 10m or more?	Yes

Proposed Render

The proposal also includes the rendering of the front elevation of the existing dwelling which is currently brick. As the property has been extended over time, the brick work to the original

dwelling and the extensions appears to be of different types/shades, therefore it is proposed to render the whole front elevation of the property in order to provide a more uniform frontage. The agent states that the render would be in an off white, cream or grey, details of which should be submitted by condition. This has been agreed with the agent.

The property is set on Staincross Common which is a mixed street scene with large detached and semi-detached, individually designed dwellings, which are constructed of different materials including, render, brick and stone. The proposed render would be in keeping with the other rendered properties on Staincross Common and is acceptable in terms of visual amenity. A condition should be included which requires submission of details for the proposed colour of the render upon commencement of the development.



Render within the street scene

Recommendation: Approve with conditions