

Householder Proforma

Application Ref: 2022/1185

Address: 45 Carr Field Lane, Bolton Upon Dearne, Barnsley S63 8AP



Right Move 2022



Proposed Front Elevation



Proposed Rear Elevation

Neighbour Representations: None

Property Description:

Located at towards the westbound end of Carr Field Lane, the dwelling is a circa 1950's, red brick semi-detached property with a grey tiled hipped roof. As the last of similar styled dwellings which extend along the odd numbered side of Carr Field Lane, the dwelling is essentially a corner plot. The even numbered side of the road features a combination of similar red brick dwellings but also circa 1940's prefabricated houses.

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The front elevation of the dwelling features a sloped canopy style porch, supported by four white posts and a low brick wall. The front garden is block paved with potential parking for two vehicles. The dwelling appears to be built upon a slight horizontal incline, with steps leading up to the front entrance door.

At the side of the dwelling is an attached single-story utility room, which appears to be an original feature, as it is found upon many dwellings without contemporary single or two-story extensions. Adjacent to the utility room is a boundary treatment which borders an area of a former railway embankment, currently sparsely occupied by prefabricated garages

The rear of the dwelling is predominately paved with a large outbuilding for recreational or office use. Additional wooden structures are also present within the garden.

Proposed:

The proposals are for a two-story side extension which would incorporate a small proportion of the utility room's front elevation. The proposed side extension would have an enlarged side projection of 3m, an increase of 1.38m.

Adjoined to both the proposed side extension and existing rear elevation, is a single-story rear extension, with a rear projection of 3m. The existing width of the rear elevation including the utility room is 9.55m. The proposed width of the rear elevation would be extended to 10.93m, an increase of 1.38m. The proposed rear extension would account for 7.26m of the rear elevation and have a maximum height of 2.76m. The extension would be located 3.55m from the side boundary treatment with No.43.

The existing single-story utility room features a small 10cm projection on the front elevation, with width of 1.78m. The proposed extension retains this 10cm projection but increases its width to 3.16m on the ground floor. The first-story level of the extension introduces a set back of 30cm from the first-story, front elevation. In between ground and first-story levels is a proposed width extension to the existing front canopy.

The proposed roof, covering the two-story extension, extends the existing roofline whilst incorporating a lower height to illustrate subordination. The proposed roof for the single-story extension features a flat roof, which is predominately visible from the rear of the dwelling.

Structural removals appear to include one rear outbuilding, to be replaced by the extension, the bricking up of a small window on the front elevation, the removal of two side windows, one on each story and the removal of the chimney. Furthermore, the extension would replace a set of patio doors on the rear elevation and two small windows on the rear elevation would also be removed, again one on each story.

Additions would feature a new half-height window on the ground floor side extension, 1.8m above ground level and additional first-story windows on the front and rear elevations of the two-story extension. The single-story rear extension would feature a large 5 pane window on the rear elevation and new patio doors on the side elevation facing the boundary with No.43. The proposed

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materials are to match the existing materials and apart from the half-height side window, all the window proportions would be in keeping with the existing.

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: No

Acceptable in Principle: Yes, extensions to domestic properties are acceptable in principle subject to the assessment below

| | |
|---|--|
| Side Extension: | Yes |
| Single Storey | |
| 1. set back | N/A |
| Two Storey / First Floor | |
| 2. set back / set down (500mm minimum) | Yes / No |
| 3. less than 2/3 the width of the original dwelling | Yes |
| All | |
| 4. roof design corresponds to existing | Yes |
| 5. windows / doors of a similar design / proportion | Yes, overall but one small disparity on the ground floor side elevation. |
| 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:

| | |
|---|-----|
| | Yes |
| Single Storey | |
| 1. terraced property and less than 3.5m (projection to rear)? | No |
| 2. semi-detached and less than 4m? | Yes |

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| | |
|--|---|
| 3. if more than 3m are the eaves more than 2.5m in height? | N/A |
| Two Story | No |
| 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 |
| 7. roof design compliments / ties in well | Yes, not the preferred style as a flat roof, but should tie in well |
| 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:

| | |
|---|----|
| | 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? | |

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|---|--|
| 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:

| NO | 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) | |

Overall, the proposal is acceptable and would be in keeping with the wider street scene, which includes several two-story extensions. The updated plans have been improved from those originally submitted to predominately meet the requirements of the House Extensions and Other Domestic Alterations SPD, which forms part of the local plan, adopted in 2019. The only potential privacy issues would be with the side elevation patio doors on the single-story extension, however this is mitigated by a 3.55m gap between the doors and side boundary treatment

Recommendation: Approve subject to conditions