

# Householder Proforma

**Application Ref:** 2024/0955 **Address:** 1 St Juliens Way, Cawthorne, Barnsley, S75 4ES

**Applicant:** Mr Nick Hardcastle

**Application:** Erection of first floor side extension above existing kitchen/utility.

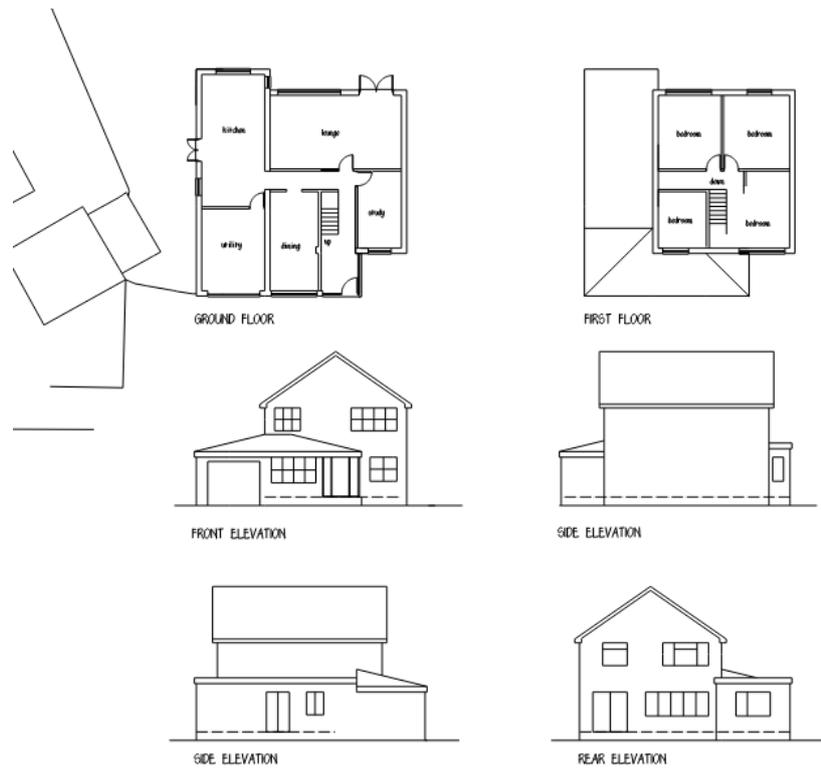
**Neighbour Representations:** None

**Property Description:** The site is located within a densely populated residential area within the heart of Cawthorne. The site consists of a detached dwelling, buff brick built with a gable facing pitched roof. The property was extended in the 70's by way of a side extension and a car port. The dwellings appear to have been recently amended by way of a garage conversion and an infill of the car port to provide a utility. There is no planning history for this amendment.

	<b>Peter Thompson</b> M.B.L.A.T.	
Architectural Design Consultant Tel : 01226 201391 Mobile 07973 251730 e-mail peter.thompson@hotmail.co.uk	PROPOSED EXTENSION 1 ST JULIENS WAY CAWTHORNE BARNSGLEY S75 4ES	Linwood Barnsley Road Dobsonth Barnsley S75 3JR
LOCATION PLAN 12508A4 A		



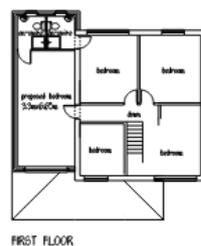
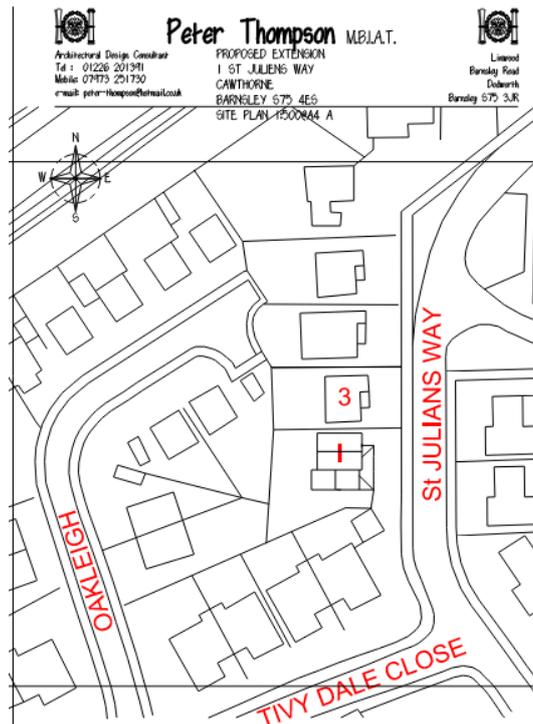
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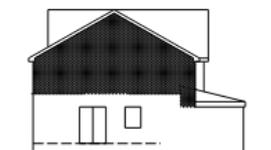
Existing elevations (above)

**Proposed:** The proposal is for the erection of a first-floor side extension above the existing utility and kitchen. The proposal will project 3.58m to the side above the existing flat roof element and project 1.1m to the rear. The proposal will measure 9.23m in total length and is set back from the front by 0.5m. The proposal will be in matching materials. The proposal will provide an additional bedroom with two en-suites located at the rear.

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ROOF - concrete tiles to match existing  
 WALL - brick to match existing, under stone  
 concrete rendered  
 WINDOWS - white UPVC to match



Mr & Mrs  
 PROPOSE  
 1 ST JU  
 CAWTHOR  
 BARNSELE  
 EXISTING  
 H100042  
 Peter  
 Thompson  
 Barnsley Rd  
 Dodworth  
 Barnsley S75  
 email peter

## Consultations:

Cawthorne Parish Council – No comments

Local Plan Designation: Urban Fabric

Conservation Area: No

## Householder Proforma

### Relevant History:

B/76/0288/PR - Erection of extensions to dwelling and car port.

**Acceptable in Principle:** The proposal is acceptable in principle. Extensions to domestic properties are acceptable in principle subject to the following assessment:

<b>Side Extension:</b>	Yes
Single Storey	
1. set back	Yes, 0.5m
Two Storey / First Floor	Yes
2. set back / set down (500mm minimum)	Set back 0.5m. There is no requirement for a step down in this instance due to the design of the gable fronted host property.
3. less than 2/3 the width of the original dwelling	Yes
All	
4. roof design corresponds to existing	Yes, pitched roof with a sympathetic design.
5. windows / doors of a similar design / proportion	Yes, although due to the nature of the proposals the rear elevation will have two smaller windows serving the en-suites. This does not detract from the design of the existing property.
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 change to the parking, there is ample off-street parking at the front of the property on the existing driveway.

### 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?	

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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:

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:

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	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)	

**Recommendation:** Grant subject to conditions: