

Householder Proforma

Application Ref: 2023/0431

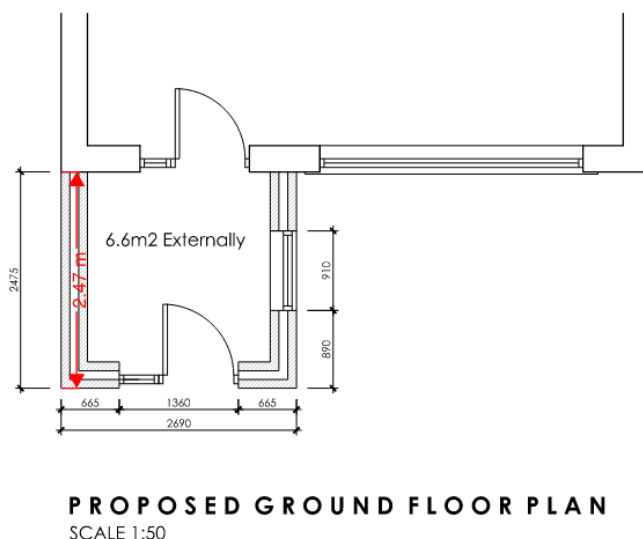
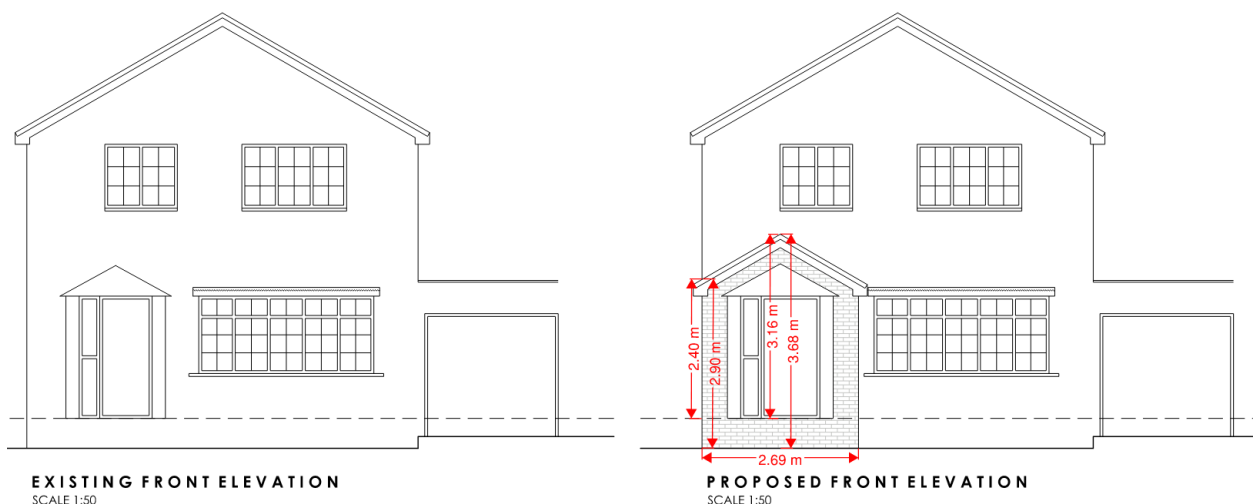
Address: 5 Ash Dyke Close, Kexbrough, Barnsley, S75 5EX

Neighbour Representations: None

Property Description: The dwelling is a 4-bedroom yellow brick detached house with flat roofed attached garage, the principal roof is gable style and tiled. Other features include a white garage door, white UPVC windows including a front elevation bow window and a white front door. Surrounding the front door is white decorative feature to provide the illusion of a porch. The front garden is open plan and split between a lawn, driveway, and path. There are two small steps up to the front door.

Proposed:

The proposal is for a modest ground floor extension in the form of a porch, to the front elevation of the dwelling. The proposal would be constructed of matching brick work with a dual pitched roof. The existing door and glazing is either proposed to be used or replicated with an identical design.



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Local Plan Designation: Urban fabric

Conservation Area: No

Relevant History: None

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

Side Extension:	No
Single Storey	
1. set back	
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	
5. windows / doors of a similar design / proportion	
6. habitable room windows on the side elevation	
7. materials to match	
8. neighbouring property extended to side or windows?	
9. Any change to parking or access?	

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?	
Two Storey	
4. terraced property and less than 2.5m (projection to the rear)?	
5. semi-detached and less than 3.5m?	
All	

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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:

	Yes
1. single storey?	Yes
2. small projection? (confirm measurement)	Yes, 2.475m
3. roof design corresponds to existing	Yes
4. windows / doors of a similar design / proportion	Yes
5. materials to match	Yes

Dormer Extension

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	

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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)	

The proposed extension is relatively modest in size and is overall in keeping with the style of the dwelling. Both the dwelling styles on the immediate small close and across the wider estate are mixed in design and extensions. There are no directly comparable house styles with front porches but two dwellings on the close and several on the estate feature front porches.

Recommendation: Approve with conditions