Householder Proforma

Application Ref: 2021/0395 **Address: 361 New Road, Staincross, Barnsley, S75 6ES**

Neighbour Representations: No

Property Description: The property is a two storey detached property, with artificial stone to front elevation and brick sides and rear. The property is set back from New Road and has a large garden to the rear. The area has a variety of residential property styles including detached two storey and single storey dwellings.



Materials on neighbouring properties





Proposed Extension: The proposal is for the erection of two storey side extension with a sideways projection of 2. 95m with a substantial set back from the front elevation and set down from the existing roof height. The length of the extension would be approximately 7m. The two storey element would therefore also impact upon the rear of the property.

Local Plan Designation: Urban Fabric

Conservation Area: No

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Relevant History: N/A

Acceptable in Principle: Yes

Side Extension:

	Yes / No (include comment if required)
Single Storey	
1. set back	
Two Storey / First Floor	
2. set back / set down (500mm minimum)	Yes
3. less than 2/3 the width of the original dwelling	Yes – width of extension is 2.95
All	
4. roof design corresponds to existing	The roof of the proposed extension from the front elevation matches the existing roof.
5. windows / doors of a similar design / proportion	Yes – windows to both front and rear elevations match the existing windows design and proportions.
6. habitable room windows on the side elevation	There are no windows proposed to the side elevation.
7. materials to match	It is proposed to render the extension. Whilst this material is not currently on the property, dwellings across the road are have a substantial amount of render to the front elevations. Therefore, it is considered that this material is appropriate for this extension.
8. neighbouring property extended to side or windows?	There is a window to the landing to the side of the neighbouring property. No habitable rooms have windows to the side elevation and there is no extension to this side of the property, although there are front, rear and side extensions.
9. Any change to parking or access?	No, parking would remain for 2 cars.

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	
4. terraced property and less than 2.5m (projection to the rear)?	
5. semi-detached and less than 3.5m?	Detached property – projection of 3m from

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	existing rear elevation at first floor (to be constructed over existing ground floor extension)
All	
6. materials to match	Extension to be rendered, whilst this is not currently on the property, it is considered to be acceptable.
7. roof design compliments / ties in well	Yes – roof design is considered acceptable.
8. habitable room windows on the side elevation?	No
9. distance to rear boundary (shared with another residential property) 10m or more?	The property has a long rear garden and far exceeds the 10m distance.

Front Extension:

	Yes / No (include comment if required)
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

	Yes / No (include comment if required)
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*

	Yes / No (include comment if required)
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

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Green Belt:

	Measurements
1. existing dwelling	
2. proposed extension	
3. any existing extensions	
4. total extensions (including proposed)	

Recommendation: Approve with conditions