

Householder Proforma

Application Ref: 2021/1499

Address: 105 High Street, Shafton, Barnsley, S72 8NJ

Neighbour Representations: No

Property Description: Property is end of terrace, two storey dwelling, with brick and render. The property sits within a residential area of varied styles. 105 High Street is set back from the road with properties within the terrace sitting at a higher level than those to the adjacent side. The property has a garden to the side and rear.



Proposed Extension: Erection of two storey side extension and single storey rear extension to dwelling

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History:

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

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3. less than 2/3 the width of the original dwelling	Yes – proposed side extension projects 3m from the side elevation which is less than 2/3 of the dwelling.
All	
4. roof design corresponds to existing	Yes – roof would copy the existing roof and mirror.
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	Proposed window at ground floor level to snug area. As the property is an end terrace it would overlook garden area.
7. materials to match	It is proposed to render the extension and main dwelling in a cream colour as is currently at first floor.
8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	No

Rear Extension:

	Yes / No (include comment if required)
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	Yes – projection of 3m from the rear elevation
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	
6. materials to match	Proposed render which would match the proposals. Render is already present to the first floor of the property.
7. roof design compliments / ties in well	Yes
8. habitable room windows on the side elevation?	No side windows proposed
9. distance to rear boundary (shared with another residential property) 10m or more?	Distance to rear boundary is approximately 7m, however this boundary does not overlook the adjacent house, just the end of the garden. There would be no loss of residential amenity as a result of the extension.

Front Extension:

	Yes / No (include comment if required)
1. single storey?	

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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

Green Belt:

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

Recommendation: Approve with conditions