

## Householder Proforma

Application Ref: 2022/0025

Address: 12 Church Street, Brierley, Barnsley, S72 9JR

Neighbour Representations: No

**Property Description:** 12 Church Street Brierley is a detached two storey dwelling constructed of brick and stone frontage. There is a garage with significant setback to the side of the property. The dwelling sits within a residential area with varied designs and ages of properties. The property lies within Brierley Conservation Area.



**Proposed Extension:** Single storey side extension to front of existing garage and conversion of the existing garage. The extension would project a maximum of 3.038m from the front of the existing garage with a maximum width of 2.9m from the side elevation. The existing garage would be converted in additional living space, including a kitchen extension, utility and bathroom.

Local Plan Designation: Urban Fabric

**Conservation Area:** Yes – Conservation Officer supports the proposal. The building in question is a later C20 dwelling of entirely modern design contributes little to the architectural or historic interest and group value of the Brierley Conservation Area. The proposal seeks permission to erect a small single storey extension to the front of the garage in matching materials which is currently very well set back. The small extension to the front of the garage will allow connection and circulation to the kitchen, and conversion of the garage will provide accommodation in a long rear / side range. However, essentially I feel the impact on the streetscene and the conservation area will be very minor and due to the lack of contribution I would suggest this will not harm the character or appearance of the area. Overall, no detailed comments, objections, or further conditions.

Relevant History: N/A

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**Acceptable in Principle:** Yes – the proposed side extension would not project forwards of the front elevation and is less than two thirds of the total width of the existing dwelling. The style of the proposal is consistent with the existing property and it is proposed to use matching materials. Whilst the property is within the Conservation Area, the existing dwelling is a modern building which contributes little to the architectural or historic interest and group value of the Brierley Conservation Area.

### Side Extension:

	Yes / No (include comment if required)
Single Storey	
1. set back	Yes – proposal would still provide a significant set back from the front elevation.
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	Yes
5. windows / doors of a similar design / proportion	Yes
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 / 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?	
All	
6. materials to match	
7. roof design compliments / ties in well	
8. habitable room windows on the side elevation?	

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9. distance to rear boundary (shared with another residential property) 10m or more?	
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### 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

### Green Belt:

	Measurements
1. existing dwelling	
2. proposed extension	
3. any existing extensions	

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4. total extensions (including proposed)	

**Recommendation: Approve with conditions**