

Householder Proforma

Application Ref:

2021/1633

Address:

27 Stoney Croft, Hoyland, Barnsley, S74 0LZ

Neighbour Representations:

No

Property Description:

The applicant's property is a red brick end terrace dwelling located at the head of a residential cul-de-sac in Hoyland. The dwelling is fairly narrow in width (4.4m), with a pitched roof on the front, a hard surfaced parking space to the front and a semi-detached domestic garage which the applicant owns one half of. The property also has a conservatory on the rear elevation. The surrounding street scene is made up entirely of residential properties which vary slightly in terms of size, structure, external materials and general appearance.



Proposed Extension:

The applicant is seeking approval for the erection of a single storey side extension to the dwelling. The application has been amended with the original extension being reduced in projection from 4.45m to 3.3m, and a change to the roof design from a lean-to to a standard apex roof. The proposed extension has a height of 2.3m to the eaves and 3.55m to the roof ridge at the highest point with a roof light on the front and rear roof slope, a window on the Eastern side elevation, and a window and a door on the rear elevation.

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UDP Designation: Housing Policy

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History:

B/02/1405/HN – Residential development – Erection of 41 dwellings and associated garages (Historic)

Acceptable in Principle: Yes

Side Extension:	Yes / No (include comment if required)
Single Storey	
1. set back	No (A setback was requested for the extension as this would have several benefits including helping to break up the front elevation and ensuring that there is no unsightly bonding of old and new materials. However, this change could not be agreed and it is felt that the dwelling is located in a secluded location at the head of a residential cul-de-sac, with natural screening from the double garage to the front. When built, only half of the extension would

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	be visible and this is only when actually stood on the site or immediately adjacent. As such, it is felt that the lack of a setback is not considered particularly detrimental to the character of the street scene).
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 (The roof has been significantly amended from a lean-to roof which appeared as a large and uncharacteristic addition to the dwelling. The scheme was amended to a standard apex roof, similar to the existing albeit with a shallower roof pitch. However, it would be difficult to erect the extension with a matching roof pitch with the presence of a first-floor window on the existing side elevation of the dwelling. Nonetheless, The amended roof design is considered acceptable and in keeping with the existing dwelling).
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	Yes (But the window does not face onto any immediate neighbours and is at the ground floor).
7. materials to match	Yes (The lack of a setback on the frontage means that care will need to be taken with the materials – particularly the brickwork on the frontage. The agent has agreed to provide a sample on site prior to work commencing for the LPA to check and approve. This will be covered under a planning condition which requires the agent to submit a discharge of conditions application to the LPA).
8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	No

Recommendation:

Approve with conditions