

Householder Proforma

Application Ref: 2022/0876 **Address:** 104 Dove Road, Wombwell, Barnsley, S73 0TE

Proposal: Erection of first floor side extension and single storey rear extension following demolition of existing conservatory



Neighbour Representations: No objections

Property Description: The site is located on Dove Road in Wombwell at the end of a row of similarly designed properties. The site consists of a detached dwelling, buff brick built with a pitched roof design and a single storey side attached garage. The property has been built at a much higher level than the road, with access steps and a steep hard surfaced driveway to the front providing off street parking. The property has an existing rear conservatory, which will be demolished as part of this application. Due to the differing land levels the rear garden is tiered with a lower-level patio area and steps up to the lawned area. The rear garden is bound by a high brick wall.

Proposed: The proposal is for the erection of a first-floor extension above the existing attached garage, set back from the front, with a pitched roof and lowered roof line. The proposal is also for the erection of a single storey rear extension to replace the existing conservatory, designed with a flat roof, a roof lantern, and bi-folding doors to the rear.

Consultations:

Highways DC – No objections

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: None

Acceptable in Principle: The proposal is acceptable in principle. Extensions to domestic properties are acceptable in principle subject to the following assessment:

Side Extension:	Yes
Single Storey	
1. set back	
Two Storey / First Floor	

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2. set back / set down (500mm minimum)	A setback of 0.25m and corresponding lowered roof line. Other properties in the street scene don't have a setback however they were historical applications. The existing garage projects to the front of the property with a canopy across the front elevation, when measured from the existing garage projection the set back is more than 0.5m. For this reason a reduction in setback is acceptable within this location.
3. less than 2/3 the width of the original dwelling	Yes
All	
4. roof design corresponds to existing	Yes, a pitched roof to match the existing
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?	A first-floor side window is evident on the neighbouring side elevation, although, these do not appear to be habitable.
9. Any change to parking or access?	No, 2 off street parking spaces will be retained at the front of the property.

Rear Extension:

	Yes
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	Detached dwelling
2. semi-detached and less than 4m?	Detached dwelling
3. if more than 3m are the eaves more than 2.5m in height?	Projecting 2.5m to the rear
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	Yes
7. roof design compliments / ties in well	The proposal is for a flat roofed extension which is not normally encouraged, however due to this location, the existing rear boundary treatment, and the single storey

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	height of the proposal in this instance the design is acceptable.
8. habitable room windows on the side elevation?	No
9. distance to rear boundary (shared with another residential property) 10m or more?	The distance is less than 10m, however, the proposal is for a single storey extension to replace an existing. The boundary treatment will provide privacy from the proposal and due to the land levels the proposal is not expected to cause any loss in residential amenity for the neighbouring properties in line with planning policy.

Front Extension:

	No
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

	No
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

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Green Belt:

	Measurements
1. Original dwelling	
2. proposed extensions	
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)	

Recommendation: Grant subject to conditions