Householder Proforma

Application Ref: **Address:**

2022/0304 41 Tomlinson Road, Elsecar, Barnsley, S74 8DH

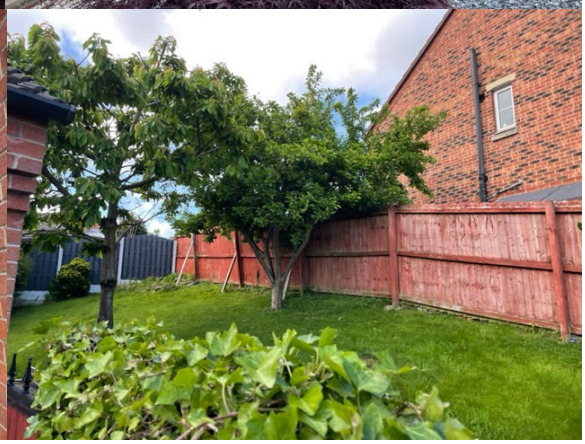
Neighbour Representations: No

Property Description:

The applicant's property is a red brick semi-detached dwelling located on Tomlinson Road in Elsecar. The property benefits from a single hard surfaced parking space to the front which leads to an attached integral garage which is a previously approved extension to the dwelling. To the rear of the dwelling is a grassed garden, part of which is raised above the rear elevation of the dwelling. The property is situated on a residential estate which features a diverse set of different properties in terms of their type, size and structure with brick being the dominant external material.





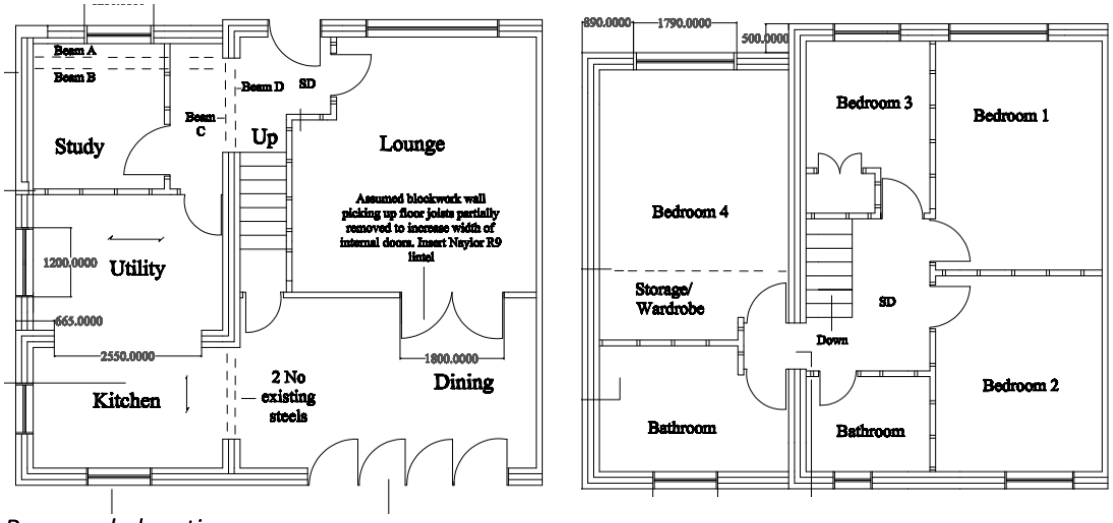



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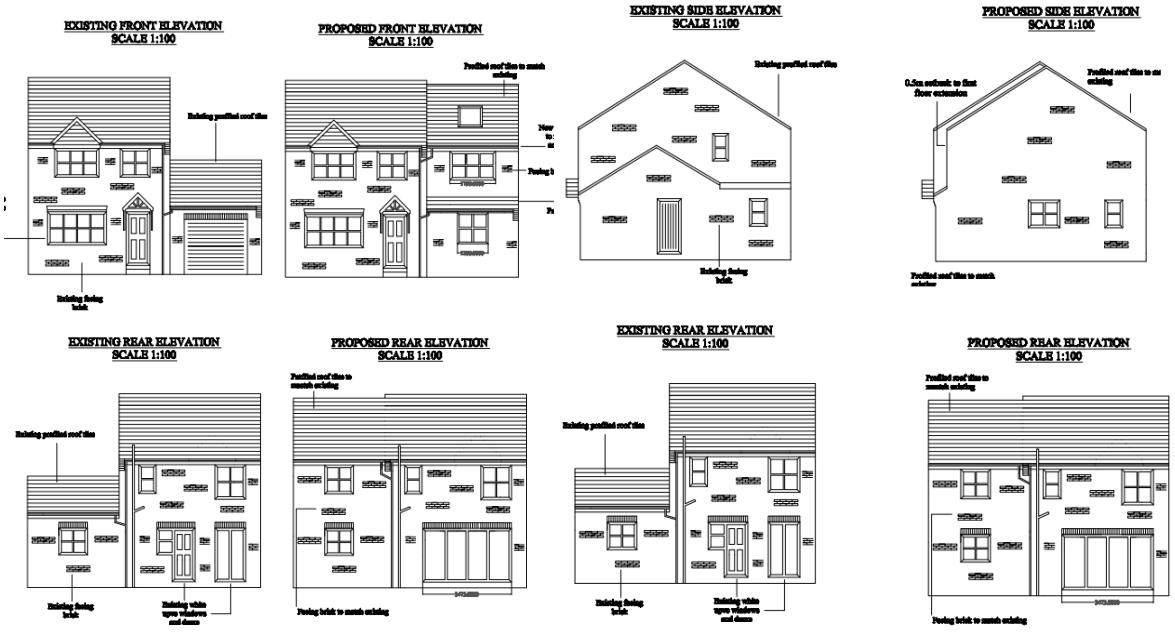
Proposed Extension:

The applicant is seeking approval for the erection of a first floor side extension over the existing integral/attached garage. The extension will not increase the footprint of the dwelling but has a sideways projection of 3.6m, designed with a pitched roof with a height of 5m to the eaves and 7.4m to the roof ridge. An additional parking space will be formed on the frontage and part of the existing fence (running parallel to the existing parking space) will be removed to facilitate access onto this additional space.

Proposed ground and first floor plans:

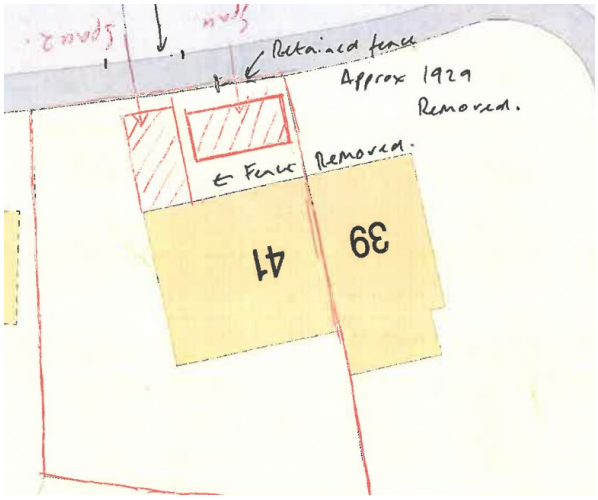


Proposed elevations:



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Proposed site plan with additional parking space:



UDP Designation: Housing Policy

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History:

B/02/0630/HN – Erection of side attached garage (Historic)

B/03/1598/HN – Erection of side single storey extension to dwelling (Historic)

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 (setback by 0.5m, roof is set down by 0.2m)
3. less than 2/3 the width of the original dwelling	Yes
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 (The extension will introduce another window on the ground floor level but this is to serve the utility room).
7. materials to match	Yes
8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	Yes (The extension results in the dwelling being increased from 3 bedrooms to 4 and whilst this alone doesn't necessitate a requirement for

	additional parking provision but the existing garage is being converted into habitable accommodation, so this effectively removes a parking space on site to one. The SPD for Parking requires that 3+ bedroom properties require 2 off-street parking spaces and an additional parking space was requested. The agent and applicant has agreed to do this and has amended the site plan showing the additional parking space, alongside a note stating that the existing fence will be removed to facilitate this additional space. A condition will be attached to ensure that the additional parking space shall be surfaced in a solid bound material which is in line with the Council's SPD for appropriate design and highways safety).

Note – There is a window proposed on the rear elevation at first floor level which is less than 10m to the rear boundary line. However, this serves a bathroom, and a condition will be attached to ensure that it is obscure glazed to protect the privacy of neighbouring properties. The dwelling is not situated directly to the South of neighbouring properties and there are no other perceived issues with residential amenity.

Recommendation:

Approve with conditions