

Householder Proforma

Application Ref:

2022/0260

Address:

156 Dodworth Road, Barnsley, S70 6PB

Neighbour Representations:

No

Property Description:

The applicant's property is a semi-detached red brick dwelling located on Dodworth Road, Barnsley. It features a hard surfaced parking area to the front leading to an integral garage extension (B/05/0560/BA). Dodworth Road is the main through road connecting Junction 37 of the M1 and Barnsley Town Centre and is mixed use with the Eastern part of Dodworth Road comprising of a mix of residential and commercial uses, which gradually becomes more residential further to the West. There is an exception to this with the entrance to Horizon Community College located c100m to the West of the site.



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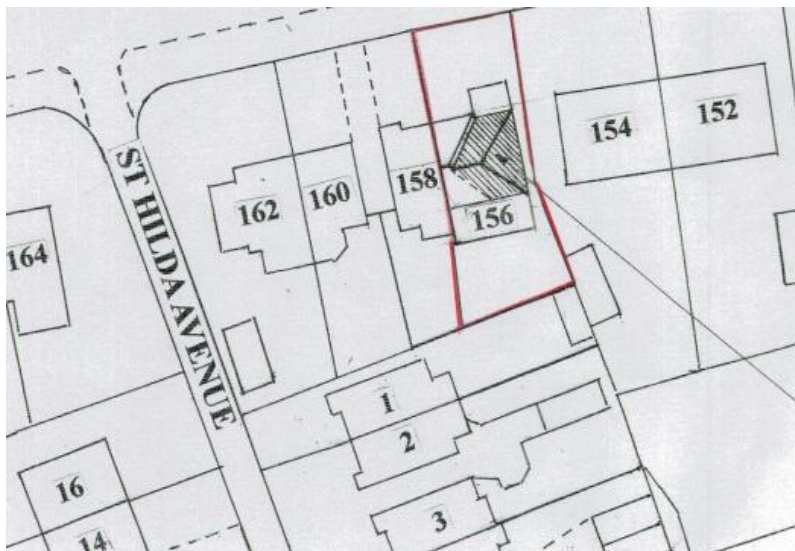
Relevant Planning History:

B/05/0560/BA – Erection of single storey side and rear extension to dwelling (Approved with conditions)

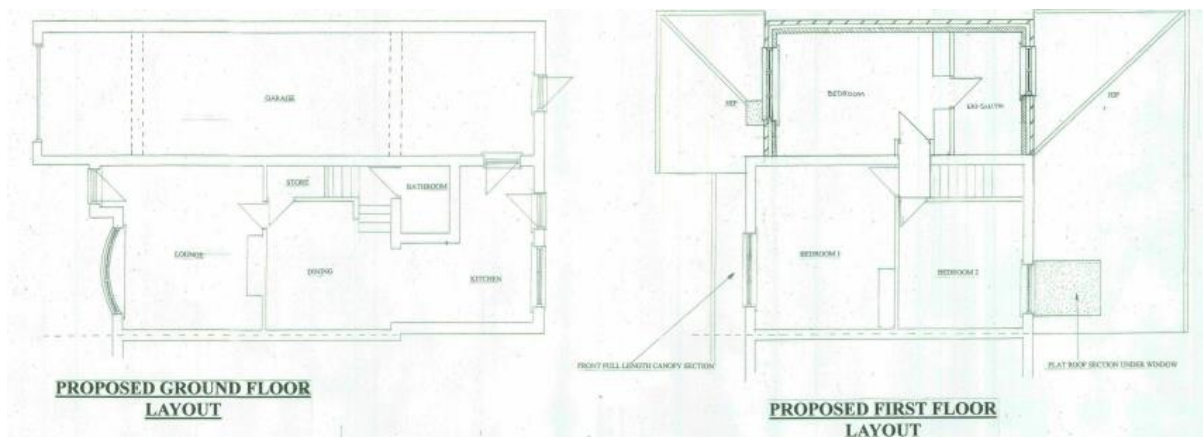
Proposed Extension:

The applicant is seeking approval for the erection of a first-floor side extension above the existing garage extension. The extension is design with a hipped roof to match the existing.

The application has been amended from the original proposal which was for the erection/installation of a flat roofed dormer.



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UDP Designation: Housing Policy

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
3. less than 2/3 the width of the original dwelling	No (The sideways projection is 3.4m compared to the existing width which is 4.5m – representing a sideways projection of c75%. See note below assessing this in further detail.)
All	
4. roof design corresponds to existing	Yes (Hipped roof to match existing).
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	No
7. materials to match	Yes (see note below for further details).
8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	No

Note regarding sideways projection - The sideways projection of the extension is not in accordance with the SPD as it is greater than two-thirds the width of the existing. However, the extension is built

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above an existing extension, and incorporating a smaller extension (which is set in to comply with the policy) would have a negative impact on design. The main reasoning for the two-thirds restriction in the SPD is to ensure that the extension remains subservient to the existing and to avoid any terracing effect by closely linking two separate semi-detached properties. The extension is still considered to be subservient to the existing and there is no terracing effect as the neighbouring bungalow (no. 154) is a detached bungalow.

There is a separation of 3.5m maintained to the side elevation of the neighbouring property at no. 154 with the proposed side gable wall being built effectively on the boundary line between these two properties. Whilst creating a two-storey blank gable wall on the boundary line is not ideal, there is already a single storey blank gable wall on the boundary line therefore the existing relationship has largely already been established. There is a small single window on the side elevation of no. 154 which looks onto the blank gable wall, and it is unclear whether this is habitable or not, but the neighbouring residents at no. 154 have been consulted on both the original and proposed application with no representations received. As such, it is assumed that the window serves a non-primary and non-habitable room window. Further, the neighbour has a larger than average rear garden area measuring c170sqm projecting further South away from the proposed extension. Given that the extension is not situated to the direct South of the habitable room windows or rear garden of no. 154, it is not considered to have a significant overshadowing or overbearing impact.

The slightly larger than average sideways projection and impact on neighbouring residential amenity and design is considered to be in compliance with Local Plan Policy GD1 and D1 and is considered to be acceptable.

Note regarding external materials – The existing garage extension has slightly different brickwork to the original dwelling which has created a situation in which the extension cannot possibly match both of the bricks. To ensure that the extension's external materials are suitable, further information has been provided by the agent that states the applicant intends on using the brick which is the closest match to the garage extension – which is Carlton Clayburn Civics. These have been checked online against the site visit photographs and are considered to be a good match.

The roof tiles on both the original dwelling and garage extension are Redland Rosemary Classics and the intention is to re-use the garage roof tiles to relay them on the extension. If required, additional matching Redland Rosemary Classics will be used. Again, this is considered to be suitable.

A planning condition will be attached to the decision notice which ensures that the above external materials will be used.

Recommendation:

Approve with conditions