

Householder Proforma

Application Ref:

2021/1708

Address:

17 Whitbourne Close, Barnsley, S71 1NJ

Neighbour Representations:

No

Property Description:

The applicant's property is an red brick end terrace property located to the head of a short residential cul-de-sac. Whitbourne Close has a slight East to West slope with the row of terraces having a stepped relationship with the applicant's property at a lower level than its attached neighbours. The property benefits from a grassed garden to the rear and a double parking area to the side. The surrounding area is comprised of red brick dwellings which are similar in appearance to the applicant's dwelling but there is a mix of terraced, semi-detached and detached properties.

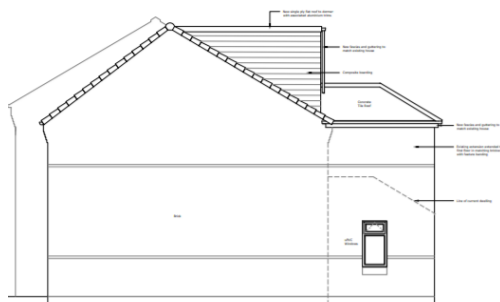


Proposed Extension:

The applicant is seeking approval for the erection of a two-storey rear extension and the installation of a flat roofed dormer on the rear roof slope.

The proposed extension is sited on the top of an existing extension and will have a rearwards projection of 3m, with a width of 3.15. The extension has been amended to now include a hipped roof with a height of 4.9m to the eaves and 6.15m to the roof ridge at the highest point.

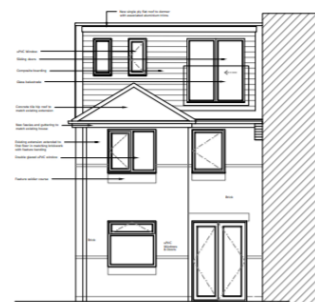
The dormer will have a depth of 3.8m, with a height of 2.25m and a length of 4.81m. This results in a total volume of 20.5 cubic metres. The dormer will be finished in Marley Eternit UPVC Cladding in dark grey/anthracite.



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

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UDP Designation: Housing Policy

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: B/01/1195/BA – Erection of rear conservatory extension (Historic)

Acceptable in Principle: Yes

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)?	No (the extension slightly exceeds this at 3m rearwards projection, but the property is an end terrace with no attached or immediate neighbour to the West (12.5m away), and the dwelling has more of the character of a semi-detached property. Further, the applicant's property is slightly set further forward than the rear elevation of the applicant's dwelling and is at a slightly higher ground level. The extension also does not extend across the entire width of the dwelling, being set in from the mutual boundary line to the attached property by 2.1m. The limit on the rearwards projection on terraced properties is primarily to reduce the overshadowing and overbearing of the extension and given the above points, this impact is significantly reduced. As such, the LPA considers that the slightly excessive rearwards projection is not considered detrimental to the neighbouring properties.)
5. semi-detached and less than 3.5m?	
All	
6. materials to match	Yes (The LPA will condition the use of matching external materials.)
7. roof design compliments / ties in well	Yes (The proposed application was initially submitted with a flat roof which was not considered appropriate, and the concerns

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	were outlined to the agent who submitted an amended scheme showing the hipped roof. This isn't an exact match to the existing but is a major improvement in terms of design and is appropriate, especially given the properties siting at the head of a residential cul-de-sac in a non-prominent location.)
8. habitable room windows on the side elevation?	No (Existing ground floor window serving the kitchen will be retained.)
9. distance to rear boundary (shared with another residential property) 10m or more?	No (7m to the rear boundary line but there are no immediate residential neighbours to the rear.)

Dormer Extension

	Yes / No (include comment if required)
1. Pitched roof dormer on principle roof slope?	
2. Flat roof dormer on rear roof slope?	Yes
3. Dormers in street scene & similar style?	Yes (Flat roof dormer on the frontage of an adjacent property which is similar in appearance to the applicants).
4. Set below roof ridge?	No (the highest part of the dormer is in line with the roof ridge but is not visible from the frontage. This is an improvement from the initial submission which included a larger/taller dormer with part of it visible from the front.)
5. Set in [ideally 0.5m] from both the eaves and gable edge?	Yes (Set in 0.2m from either side)
6. Set in 0.5m from party walls?	No (0.2m from party wall which is considered appropriate).

Recommendation:

Approve with conditions