

Householder Proforma

Application Ref:

2023/0275

Address:

32 Pinehall Drive, Monk Bretton, Barnsley, S71 2NS

Neighbour Representations:

No

Property Description:

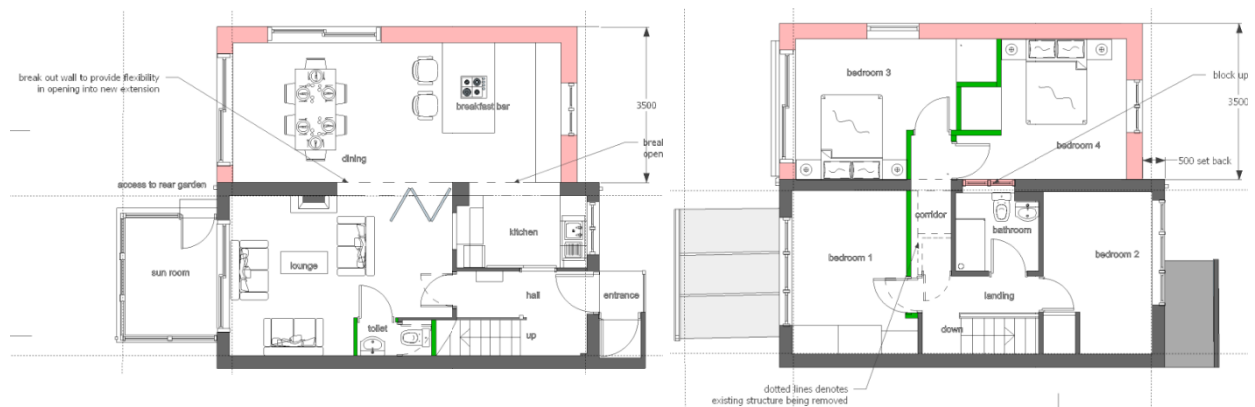
The application site is in relation to a detached residential property located on Pinehall Drive in Monk Bretton. The site is at the Southern end of Pinehall Drive, on a partial corner plot with access into the site from Oaklands Avenue to the West. The site is within the Urban Fabric located on a residential estate, with a housing allocation site (HS7) to the rear (East).



Proposed Extension:

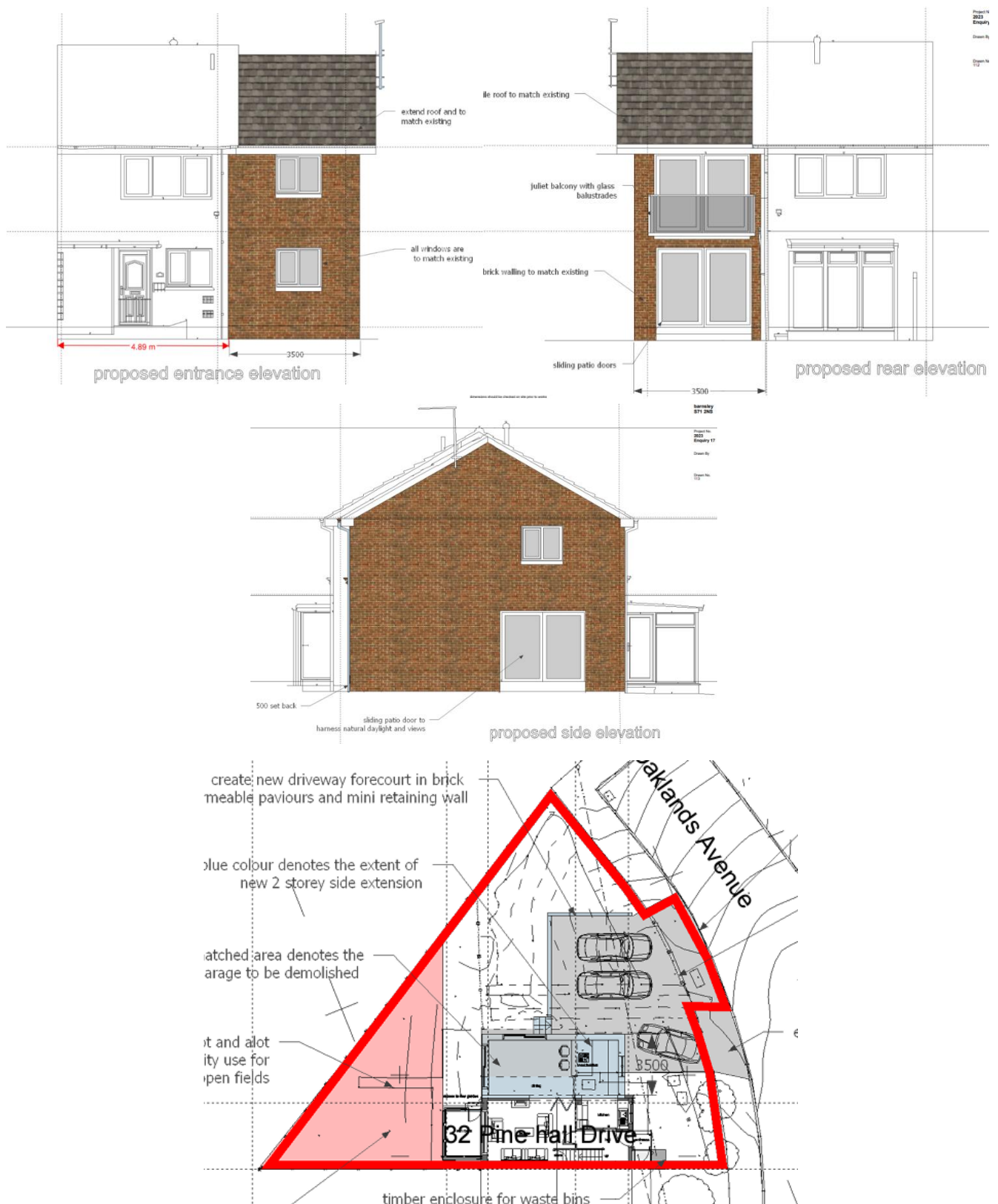
The applicant is seeking approval for the erection of a two-storey side extension to the dwelling, alongside associated works to the access and parking area, including a new dropped kerb. The application has been amended since it was originally received to show a reduction in the sideways projection of the extension to 3.5m, a setback in the front wall of 0.5m, a setdown in the roof level of 0.25m and alterations to the proposed parking layout. The extension also proposes a Juliet balcony on the rear elevation at first floor level.

Proposed ground and first floor plans (Amended)



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Proposed Elevations



UDP Designation:

Housing Policy

Local Plan Designation:

Urban Fabric

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Conservation Area: No

Relevant History: None

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 (set down of 0.25m)
3. less than 2/3 the width of the original dwelling	No (The sideways projection has been significantly reduced from 5.2m to 3.5m which represents a 71% width compared to the width of the dwelling (4.9m). This is obviously larger than the restriction set out in the SPD, but the scheme is reduced and has been amended to show other design changes such as a setback and setdown. The site is relatively large for a single domestic plot and can accommodate the reduced extension without it appearing excessively sized or intrusive. The amended scheme is considered to meet the general overarching principles of the SPD in ensuring that extensions remain subservient to the host dwelling and is considered to be acceptable).
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	Yes (See note below).
7. materials to match	Yes
8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	Yes (The development includes the creation/widening of a dropped kerb and the creation of additional parking within the site, to the side of the dwelling/extension. This creates 2 x parking spaces in line with the Council's Parking SPD and highways DC have not objected to the proposal).

Note re. residential amenity:

The extension features habitable room windows on the side elevation at both ground and first floor level which face partially onto the front elevation of the two properties at Oaklands Avenue (nos. 2 and 4). The side garden area of the dwelling is relatively large however the separation distance is 26m and 28m respectively, which is sufficient to maintain privacy between the applicant's property and the neighbouring properties.

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The extension also features a Juliet balcony on the rear which is at a distance of 8m to the rear boundary line. This is less than the 10m minimum expected between habitable rooms and rear boundary lines however the applicant's rear garden area is triangular in shape with the rear boundary line having a diagonal angle with no neighbours immediately to the rear. The land to the rear is allocated for housing (HS7) and will very likely change in the future, but at the current time, there are no concerns raised with overlooking.

Recommendation:

Approve with conditions