

Householder Proforma

Application Ref: 2021/0788

Address: 14 Highfields, Hoylandswaine, Barnsley, S36 7JP



Neighbour Representations: No objections received

Consultations: Parish Council – No comments received

Property Description: The property is a single storey brick-built bungalow located within a street scene of mixed properties, designs and sizes. The property has been designed with two pitched roofs with conservatory style roof in the centre. There is a single storey lean to extension. The property is set back from Highfields with a front garden area bound by shrubs and low fencing, a driveway leading to off street parking area. The rear garden faces High Head Road and is bound also by hedges. Due to the location of the property it has 2 principle street scenes, one at the front, Highfields and one at the rear Haigh Head Road. Both are mixed in house type, size and materials. The neighbouring property no.16 Highfields has recently received planning permission for a similar scheme (2021/0431).

Proposed: Alterations to dwelling including raising of roof, addition of dormers, balcony and rendering of property

The proposal is to raise the height of the existing bungalow by approximately 1m, which will remove the conservatory style roof which runs down the centre of the property, 2 large dormer windows on the rear elevation, 2 rooflights to the front elevation and four rooflights to the side elevation. The proposal removes the side extension. The proposal creates a balcony on the roof of the existing rear

Householder Proforma

extension. A new porch will be created to replace the existing entrance with a projection from the front elevation of 1.2m. The proposal is also to render the property white in colour.

Local Plan Designation: The site is located within a settlement with no specific allocation. It is located within a residential area therefore residential Local Plan Policies will apply.

Conservation Area: No

Relevant History: B/88/1327/PU - Erection of new pitched roof to part of bungalow

B/78/2666/PU - Alterations to dwelling, erection of private double garage and formation of vehicular access

Acceptable in Principle: The proposal is acceptable in principle. Due to the mix of height, material and design of dwellings within both street scenes the proposed raising of the roof is not expected to look out of character. A number of properties have dormer windows and have increased roof heights. The property will be raised 1m which will limit the impact to neighbouring properties. Furthermore, the property is detached and set within reasonable gardens bound by hedges, further reducing the potential impact. The proposal to create a balcony to the existing rear extension is considered appropriate given the separation distances and vegetation between the property and boundaries on Haigh Head Road. Amended plans have been received to include screening to protect the amenity value of No. 16 to the west. The existing property would protect the amenities of No.12. The removal of the lean to side extension creates a more balance design. Whilst there are new windows proposed to the side elevation adjacent to no. 16 Highfields, these will be obscured glazed which could be secured by condition.

Rear Extension:

Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	Existing rear extension – balcony proposed to this structure.
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)?	
5. semi-detached and less than 3.5m?	
All	
6. materials to match	The whole property will be rendered
7. roof design compliments / ties in well	Proposal for 1m wall to sides of existing extension to create balcony. Screening to west elevation which will protect amenity value of No. 16 garden area. The screening is proposed grey finish timber/composite

Householder Proforma

	material to tie into the proposed roof and dormer windows.
8. habitable room windows on the side elevation?	
9. distance to rear boundary (shared with another residential property) 10m or more?	Yes – distance to rear boundary is over 11m. Haigh Head Road provide further separation to boundary of No 2 Haigh Head Road and Tree Tops.

Front Extension:

	Yes / No (include comment if required)
1. single storey?	Yes
2. small projection? (confirm measurement)	1.2
3. roof design corresponds to existing	Yes
4. windows / doors of a similar design / proportion	No full walls proposed but responds to design well.
5. materials to match	Proposal includes brick dwarf wall and timber framing.

Dormer Extension

	Yes 2 new dormers (including 1 with opening doors)
1. Pitched roof dormer on principle roof slope?	
2. Flat roof dormer on rear roof slope?	Pitched dormers proposed to rear elevation only
3. Dormers in street scene & similar style?	Yes
4. Set below roof ridge?	Yes
5. Set in [ideally 0.5m] from both the eaves and gable edge?	Yes, set back from the eaves and into the roof slope to keep the window/dormer size but ensure it is set back.
6. Set in 0.5m from party walls?	N/A

Recommendation: Approve with conditions