

Householder Proforma

Application Ref:

2022/0408

Address:

14 Harden Close, Pogmoor, Barnsley, S75 2JJ

Neighbour Representations:

No

Property Description:

The applicant's property is a buff brick detached dwelling located on Harden Close in Pogmoor. Harden Close is a cul-de-sac located in a wider residential estate off Pogmoor Road with the property situated at the head of Harden Close which is positioned in the very North-West corner of the estate. The property benefits from a hard surfaced (paved) driveway to the front/side, which leads to a detached pitched roof garage in the rear garden area.

The surrounding streetscene is fairly uniform, being comprised almost entirely of detached buff brick houses, very similar to the applicant's property. However, there are some subtle differences with several other dwellings having been extended or having original single storey 'offshoots' to the front. There are also examples of different construction materials including white render a small number of properties. The immediately adjacent dwelling (no.16) features a UPVC conservatory on the frontage with a lean-to roof.



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Proposed Development:

The applicant is seeking approval for the erection of a single storey front extension to the dwelling and a single storey extension to the existing garage.

The front extension is a monopitch extension projecting 1.8m to the front which extends along the whole frontage (total width of 9m) of the dwelling with a central gable element. The central element extends a further 0.5m and is proposed to be constructed matching brick with the remainder of the extension constructed from render.

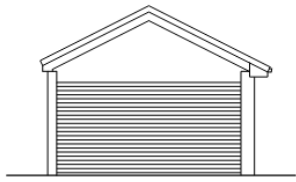
The applicant is also seeking permission to extend the existing garage to the rear. The garage will be extended off the Eastern (Rear) elevation with a projection of 5m and a width of 5m, and a height and roof ridge to match the existing which is 2.4m to the eaves and 4.15m to the pitched roof ridge at the highest point. The external materials are to match, and the garage extension will effectively form a separate sunroom in the outbuilding to be used as a garden room.

Proposed Front Extension:

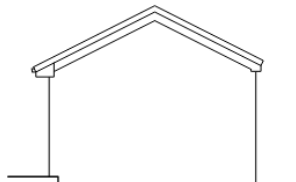


Proposed Garage Extension

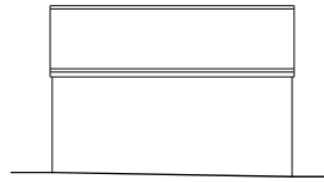
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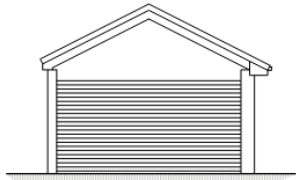
EXISTING GARAGE FRONT ELEVATION
SCALE 1:100



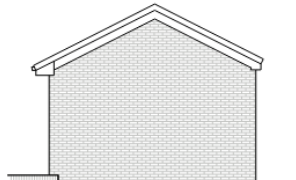
EXISTING GARAGE REAR ELEVATION
SCALE 1:100



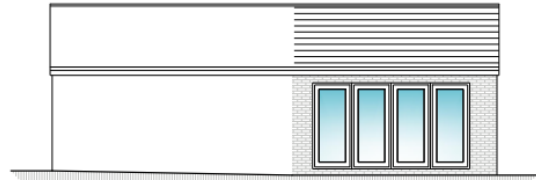
EXISTING GARAGE REAR ELEVATION
SCALE 1:100



PROPOSED GARAGE FRONT ELEVATION
SCALE 1:100

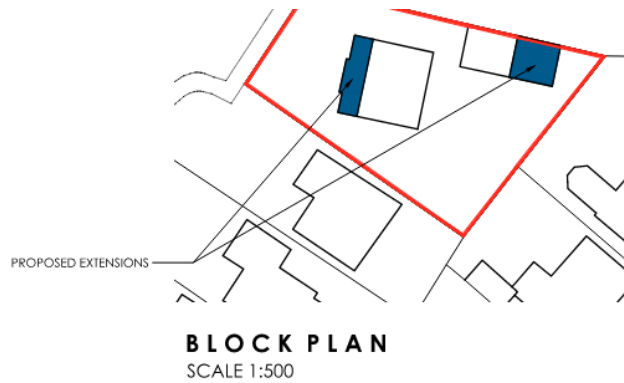


PROPOSED GARAGE REAR ELEVATION
SCALE 1:100



PROPOSED GARAGE REAR ELEVATION
SCALE 1:100

Proposed Block Plan and 3D Concept drawing



UDP Designation: Housing Policy

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History:

2014/0760 – Replacement of existing flat roof with pitched roof to existing detached garage (Approved with Conditions)

Acceptable in Principle: Yes

Front Extension:

	Yes / No (include comment if required)
1. single storey?	Yes
2. small projection? (confirm measurement)	Yes (Forward projection been reduced to a maximum of 2.3m compared to the original 3m. However, the main bulk of the

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	<p>extension will project 1.8m. The amended projection is still pretty large for a front extension but is now comparable to other extensions and forward projecting features in the nearby area and the scale of the extension would therefore not look excessively out of place in this context and is therefore in compliance with the SPD. Additionally, the extension is located on a dwelling at the head of a cul-de-sac in a non-prominent location. A 3D concept has been provided by the agent to better indicate how the proposed extension would appear on the dwelling and in the street scene. It is felt that the reduced scheme is acceptable and in line with the restrictions for front extensions in the SPD).</p>
<p>3. roof design corresponds to existing</p>	<p>Yes (The main bulk of the extension is a lean-to with a pitched/apex roof porch built off the newly formed frontage. Both of these roof styles relate well to the existing dwelling and are suitable).</p>
<p>4. windows / doors of a similar design / proportion</p>	<p>Yes (The new entrance has the appearance of a patio door with 2 x vertical-orientated sidelights on either side of the clear door. This is a little out of character with the host dwelling but is not considered to represent door design with substantial concern raised by the LPA in order to refuse the application on design). This view is further strengthened by the 3D concept drawing provided by the agent).</p>
<p>5. materials to match</p>	<p>No (The main bulk of the extension is constructed from render – which does not match the existing, with matching buff brick for the porch element – as shown more clearly on the 3D concept).</p> <p>Typically, front extensions should be entirely constructed of matching materials which is clearly not the case here. However, there are other examples of such render in the nearby area. Some of which do not have planning permission, but there is one example where render has been allowed (ref. 2020/1317 at no. 4 Britland Close). The neighbouring property also has a UPVC conservatory on the frontage.</p> <p>Whilst the introduction of render is not strictly in accordance with the SPD, this is</p>

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	<p>not featured on the entire frontage with buff brick featuring which helps to break up the rendered frontage. It is felt that this is acceptable given the context, small size of the extension and the location at the head of a cul-de-sac – see attached photographs below for no. 4 Britland Close and other render examples nearby).</p>
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Proposed Garage Extension:

	Yes / No (include comment if required)
6. single storey?	Yes
7. height to eaves 2.5m or less?	Yes (2.4m to match the existing).
8. sympathetic design and materials to main dwelling?	Yes (The general design of the garage is very similar to the existing in terms of overall appearance, roof tyle and structure and external materials to match. However, the extension effectively doubles the size of the garage which will be assessed in more detail in the below section).
9. If room in the roof space, is it storage only?	N/A

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Note on scale/size of proposed garage extension:

The SPD for House Extensions and Other Domestic Alterations states that 'detached garages should relate sympathetically to the main dwelling in style, proportions and external finishes' and 'detached garages should not normally exceed 2.5m from ground level'. As such, whilst there is no defined policy restriction for the size of domestic outbuildings, an assessment should be given to the outbuilding's appearance and scale compared to the host dwelling, and neighbouring dwellings and whether it is sympathetic. The most pertinent feature of such assessment is clearly its footprint and floorspace size. The existing garage is 29sqm with the garage extension being 25sqm, effectively almost doubling the footprint to 54.25sqm. This is considered to be fairly large for a domestic outbuilding, larger than average outbuildings in the borough.

However, the rear garden of the dwelling measures 280sqm in total, with the proposed garage representing 20% of the entire rear garden area. The garage is also not visible from the front of the dwelling with no immediate neighbour to the North which would be affected by overshadowing or overbearing impact. The proposed use of the extension is for a sunroom which is considered to be ancillary to the host dwelling. Whilst the garage is fairly large in terms of footprint, it is not excessively visible from the surrounding area and does not take up a disproportionate size of the curtilage area. It is felt that subject to conditions restricting its use to a sunroom (rather than for home business or a separate residential use, for example), the garage is considered to be acceptable.

Recommendation:

Approve with conditions