Householder Proforma

Application Ref: 2022/0881 **Address:** 94 Barnsley Road, Darton, S75 5NS

Proposal: Erection of single storey side extensions to dwelling



Neighbour Representations: No objections

Property Description: The site is located on Barnsley Road in Darton and comprises of a detached red brick bungalow set higher than the road, with a sloping driveway leading to a side/rear detached garage. The site is large with large front and rear gardens, with the bungalow centralised within the plot. Adjacent to the site is open Green belt, to the North is a large extended bungalow and to the South is a large 2 storey dwelling. The site is bound by a mix of hedges, wooden fencing, and brick wall, and due to the increasing site levels the front and rear garden are both tiered.

Proposed: The proposal is for 2 single storey side extensions flanking either side of the property, partly replacing the existing garage. The extension to the North, replacing the garage will project to the side by 5m, set back by 5.77m and projecting 7m to the rear. This will provide a kitchen, study, entrance hall, sitting room with bi-folding doors facing into the rear garden, a utility, W/C, and boot room to the rear. The extension to the north is set back by 1m, with a lowered roof line, projects to the side by 3.5m and is proposed to be built across the side elevation. This will provide a bedroom with patio doors leading into the rear garden, and 2 en-suite bathrooms.

Consultations: Highways raised objections to the positioning of the gate, the gate has been removed and highways have withdrawn their objection.

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History:

2012/0926 Withdrawn

2013/0338 Erection of side/rear linked garage extension with room above and loft conversion including alteration/ raising of the roof to dwelling.

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2015/0848 Raising roof height of dwelling and garage to create additional living accommodation, erection of link extension between garage and dwelling and creation of rear terrace.

Acceptable in Principle: The proposal is acceptable in principle. Extensions to domestic properties are acceptable in principle subject to the following assessment:

Side Extension:	Yes, both sides
Single Storey	
1. set back	Yes, the North side extension is set back by 1m and the South side extension by 5.77m in place of the existing garage.
Two Storey / First Floor	
2. set back / set down (500mm minimum)	
3. less than 2/3 the width of the original dwelling	The proposals measure less than 2/3 of the original bungalow.
All	
4. roof design corresponds to existing	Yes, hipped roof design throughout to match the host property.
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	No habitable room windows are proposed on the side elevations.
7. materials to match	The host property is built in red brick. The applicant wishes to render part of the host property, with the extensions built in both red brick and render to match. The neighbouring bungalow has also been designed with red brick and render so the property will be in keeping with the location.
8. neighbouring property extended to side or windows?	Yes, both neighbours have extended their properties, to the North, the bungalow has been extended to the rear resulting in a lengthy rear projection. The proposed 7m projection along this elevation will replace the existing garage, and when viewed against the existing neighbour extensions, is not expected to have a detrimental impact in terms of loss of light, or amenity. There are no side facing windows from the 2-storey dwelling to the South, therefore the impact to this property is expected to be minimal.
9. Any change to parking or access?	Yes, Barnsley Supplementary Planning Document - Parking: Table 1 Car Parking Standards requires 3-bedroom dwellings to have 2 parking spaces. Drawing 21-262 01 C Block Plan shows that there will be adequate space to accommodate 2 cars with on-site turning which will be acceptable.

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Rear Extension:

	Yes
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?	The side projection, projects to the rear by 7m replacing the existing garage. The eaves of the proposal are 2.8m in height at the rear due to land levels. The adjacent bungalow has been extended to the rear, close to the adjoining boundary resulting in a lengthy rear projection of well over 7m. The proposed 7m projection along this elevation will replace the existing garage, and when viewed against the existing neighbour extensions, is not expected to have a detrimental impact in terms of loss of light, or amenity, therefore in this instance the elevated eaves height is acceptable.
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 host property is built in red brick. The applicant wishes to render part of the host property, with the extensions built in both red brick and render to match. The neighbouring bungalow has also been designed with red brick and render so the property will be in keeping with the location.
7. roof design compliments / ties in well	Hipped roof to match the host property
8. habitable room windows on the side elevation?	No
9. distance to rear boundary (shared with another residential property) 10m or more?	Yes

Front Extension:

	No
1. single storey?	
2. small projection? (confirm measurement)	
3. roof design corresponds to existing	

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4. windows / doors of a similar design / proportion	
5. materials to match	

Dormer Extension

	No
1. Pitched roof dormer on principle roof slope?	
2. Flat roof dormer on rear roof slope?	
3. Dormers in street scene & similar style?	
4. Set below roof ridge?	
5. Set in [ideally 0.5m] from both the eaves and gable edge?	
6. Set in 0.5m from party walls?	

Garage / Outbuilding*

	No
6. single storey?	
7. height to eaves 2.5m or less?	
8. sympathetic design and materials to main dwelling?	
9. If room in the roof space, is it storage only?	

*granny annexes shouldn't be on this form

Green Belt:

	Measurements
1. Original dwelling	
2. proposed extensions	
3. any existing extensions (the lean-to extension may not be modern but included it in here just in case)	
4. total extensions (including proposed)	

Recommendation: Grant subject to conditions