Householder Proforma

Application Ref: 2022/0883 **Address:** Trefnant, Manor Lane, Oxspring, Barnsley, S36 8WD




Neighbour Representations: None

Consultees: Parish Council – No comment

Property Description: The site is located on the corner of Manor Lane and Bower Hill. The site consists of a large semi-detached dwelling with good sized front and rear gardens. The property has been designed with a hipped roof and a front 2 storey projection mirroring the adjoining neighbour. The property is set well back from the road with a wall and hedge forming the front garden to both adjoining properties. The property has been rendered in white, with the neighbour rendered in a contrasting grey.

Proposed: The proposal is to erect a single storey front extension to the property, with a lean to roof design and matching white render. The proposal will provide a utility, W/C and entrance hall to the property, and will project 3.6m to the front, 2m beyond the existing front projection, measure 3.57m in width, 2.8m to the eaves and 3.85m total height.

Local Plan Designation: Green Belt

Conservation Area: No

Relevant History: None

Acceptable in Principle: In principle extensions to dwellings within the green belt are acceptable as long as they do not exceed the 100% green belt limit. The proposed extension will not result in exceeding the 100% green belt limit and is in principle therefore acceptable.

Side Extension:	No
Single Storey	
1. set back	
Two Storey / First Floor	
2. set back / set down (500mm minimum)	

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3. less than 2/3 the width of the original dwelling	
All	
4. roof design corresponds to existing	
5. windows / doors of a similar design / proportion	
6. habitable room windows on the side elevation	
7. materials to match	
8. neighbouring property extended to side or windows?	
9. Any change to parking or access?	

Rear Extension:

	No
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)?	
5. semi-detached and less than 3.5m?	
All	
6. materials to match	
7. roof design compliments / ties in well	
8. habitable room windows on the side elevation?	
9. distance to rear boundary (shared with another residential property) 10m or more?	

Front Extension:

	Yes
1. single storey?	Yes
2. small projection? (confirm measurement)	Yes, the proposal will project 3.6m to the front, 2m beyond the existing 2-storey front projection, when viewed within this context

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	the proposal has a small projection in line with planning policy.
3. roof design corresponds to existing	The host property has a hipped roof design, the proposed is a lean-to design. A lean-to roof acceptable within this location, in compliance with planning policy.
4. windows / doors of a similar design / proportion	Yes
5. materials to match	Yes rendered to match the host property.

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	103.18m²
2. proposed extensions	11.8m²
3. any existing extensions (the lean-to extension may not be modern but included it in here just in case)	Garage 15m² Timber shed 7m²
4. total extensions (including proposed)	33.08m²

Recommendation: Approve with conditions