# Householder Proforma

**Application Ref:** 2022/1262 **Address:** 2 Summerdale Road, Cudworth, Barnsley, S72 8XG



*Photos L-R, Site Visit, Applicant, and Google Street View 2019*

**Neighbour Representations:** None

**Property Description**

Situated at the dead end of an enclosed section of Summerdale Road, with access only from Batty Avenue, the dwelling is traditional red-brick semi-detached dwelling with a hipped roof. The dwelling features a large front garden, which is now utilised for parking provision. The dwelling shares a large front side boundary with its semi-detached counterpart at No. 4 and a smaller side boundary with No.3. Originally, the dwelling had a predominantly low-level gravel board fence base with panels approximately 1m high. The front section of the fence comprises of a medium hight brick wall with a 1m fence panel on top.

**Proposed:**

The proposal is for retrospective planning consent in relation to the installation of new fencing and fence posts. Apart from the front wall and existing fence panel, which remains in front of the new fencing, all older fence panels have been removed. The new fencing is 2m high, with the actual wooden fence panels described as measuring 1776mm. The section of front boundary fencing is approximately 1m long. This then extends 6m along the side boundary between the dwelling and No. 4

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**Local Plan Designation:** Urban Fabric

**Conservation Area:** No

**Relevant History:** None

**Highways Comment:** Highways recognise that the existing fence was over 1m in height, and equally the new fence also exceeds this height. However, as existing parking provision of the dwelling and neighbouring dwellings remain unaltered, combined with the fact that highway safety or visibility is not affected. Highways have no objection or wish to impose any conditions to the application.

**Acceptable in Principle:** Yes, fences subject to certain size limits and locations are generally acceptable.

| **Side Extension:** | No |
|---|---|
| Single Storey | |
| | |
| Two Storey / First Floor | |
| 1. set back / set down (500mm minimum) | |
| 2. less than 2/3 the width of the original dwelling | |
| All | |
| 3. roof design corresponds to existing | |
| 4. windows / doors of a similar design / proportion | |
| 5. habitable room windows on the side elevation | |
| 6. materials to match | |
| 7. neighbouring property extended to side or windows? | |
| 8. 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? | |

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| | |
|---|---|
| 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:**

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

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**Green Belt:**

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

Whilst the installed fencing does not enhance the character of the street scene, most of the installed fencing would be permissible by permitted development rights, as set out by The Town and Country Planning (General Permitted Development) (England) Order 2015(as amended) The principal concern of the installed fencing would relate to the small 1m section of front boundary fence, installed behind the original fence. However as there are no objections from consulted neighbours and highways also have no objections, on this occasion it would is not considered that it would be visually detrimental to the street scene given it follows on from the fence that would be classed as permitted development,

**Recommendation:**

Approve with condition