

Householder Proforma

Application Ref: 2020/0691
Address: 14 Strafford Street, Kexbrough, Barnsley, S75 5LE
Neighbour Representations: No
Property Description: semi detached red brick built property located in a purely residential area of similar styled properties.
 The dwelling sits in a large plot and benefits from a detached garage and storage building to the right of the building and paved driveway and front garden area used for the parking of vehicles.
Proposed Extension: erection of a two storey side extension, single storey rear extension and the rendering of the original dwelling.
UDP Designation: Housing Policy Area
Local Plan Designation: Urban Fabric
Conservation Area: No
Relevant History: N/A
Acceptable in Principle: Yes

Side Extension:

	Yes / No (include comment if required)
Single Storey	
1. set back	
Two Storey / First Floor	
2. set back / set down (500mm minimum)	Yes; 300mm at first floor level. The extension projects forward of the front elevation by 700m
3. less than 2/3 the width of the original dwelling	Yes width of original dwelling 5.6m proposed extension 3.25m
All	
4. roof design corresponds to existing	yes
5. windows / doors of a similar design / proportion	yes
6. habitable room windows on the side elevation	Yes; however to serve an office and to be fitted with obscure glazing
7. materials to match	Whilst the original dwelling is constructed from red brick, the applicant proposes to render the dwelling, therefore it is proposed to construct the extensions from blockwork with render. It is considered that the rendering of the property and the extensions is not out of character with the street scene, given there are other examples of rendered properties within the street scene .
8. neighbouring property extended to side or windows?	No extension at the neighbouring property, windows on side elevation serve a landing area and not habitable room windows
9. Any change to parking or access?	Inclusion of a garage which is 2.95m wide, minimally short of the 3m width required. The drive is also of sufficient length to accommodate a vehicle. Highways DC have been consulted, however no comments have been received.

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Rear Extension:

	Yes / No (include comment if required)
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	Yes;
3. if more than 3m are the eaves more than 2.5m in height?	Height of the flat roof extension is 3m, within the height guidelines of PD. No objections received from the adjoining property, which also benefits from a single storey rear extension with a projection of approximately 2m.
Two Storey	
4. terraced property and less than 2.5m (projection to the rear)?	
5. semi-detached and less than 3.5m?	The two storey element is to project 3.8m from the rear elevation of the two storey side extension and whilst its projection exceeds 3.5m, it exceeds minimally by 0.3m, in addition to this the proposed property is set lower than the potentially affected property which is also set at an angle to the application dwelling, therefore it is considered that the proposal would not significantly reduce levels of outlook or increase levels of overshadowing. The extension does not intersect the 45degree quadrant when measured from the nearest point on the neighbouring dwelling.
All	
6. materials to match	See above
7. roof design compliments / ties in well	yes
8. habitable room windows on the side elevation?	See above
9. distance to rear boundary (shared with another residential property) 10m or more?	10m+ retained from the rear elevation of the two storey rear extension to the rear boundary.

Recommendation: Approve with conditions