

Householder Proforma

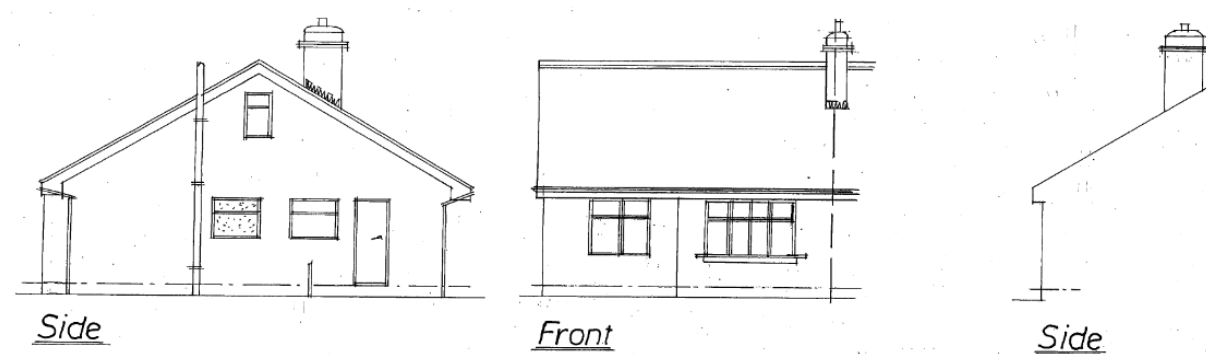
Application Ref: 2023/0232 **Address:** 13 Lombard Crescent, Darfield, Barnsley, S73 9PP

Neighbour Representations: None

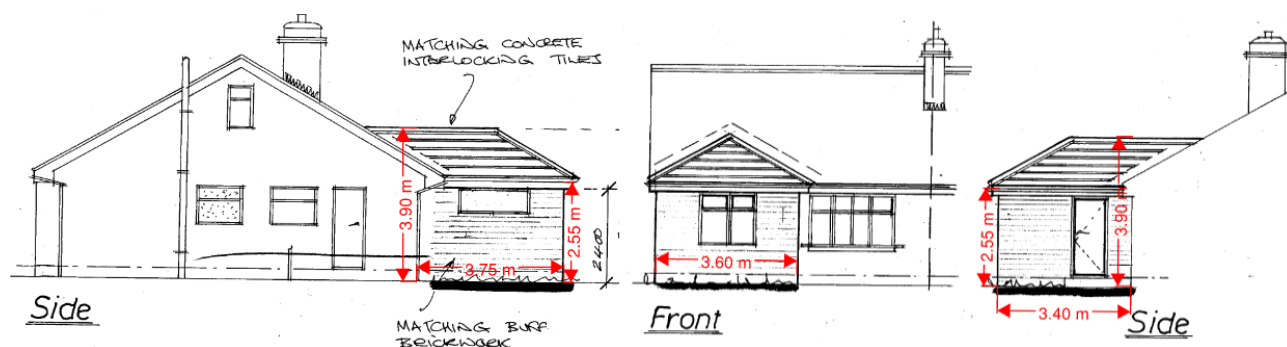
Property Description:

The dwelling is a mid-twentieth century two-bedroom, buff brick, semi-detached bungalow with a grey concrete tiled gable roof. The dwelling is typical of the dwellings which originally formed Lombard Crescent. However, numerous dwellings on Lombard Crescent have been extended, with a front elevation extension appearing to be the most common extension.

Proposed: The proposal is for a modest sized extension to the front elevation, which would be utilised as a dining room. The proposed materials and are to be similar to those used within the existing bungalow and the roof complements the existing roof style. The existing left-hand side window of the front elevation is proposed to be reused within the extension. An additional external door is proposed to be located on the right-hand side of the proposed extension, providing access to the front garden.



Existing Elevation



Proposed Elevations

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: None

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Acceptable in Principle: Yes, extensions to domestic properties are acceptable in principle subject to the assessment below

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

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Front Extension:

	Yes
1. single storey?	Yes
2. small projection? (confirm measurement)	Maximum projection of 3.75m, width 3.6m and height 3.9m. Is comparable with other front extensions on this street
3. roof design corresponds to existing	Slightly different but matches in very well and is also the same style as the front extension on number 11.
4. windows / doors of a similar design / proportion	Yes
5. materials to match	Yes

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)	

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4. total extensions (including proposed)	
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The proposed extension to the front elevation is in keeping with the character of the area, with several similar extensions having already been constructed along the street. The proposed new side door, whilst unusual, should not impact on the visual amenity and privacy of the adjacent bungalow or the characteristic of the broader street scene.

Recommendation:

Approve with conditions.