Householder Proforma

Application Ref: 2023/0131 **Address:** 18 Frederick Street, Goldthorpe, Barnsley, S63 9NR

Neighbour Representations: None

Property Description:

Located towards the edge of Goldthorpe, the three-bedroom red brick semi-detached house occupies a corner plot at the junction of Fredrick Street and Flower Street. The dwelling is similar to other dwellings within the area, featuring rendering to the first storey, a bay window underneath a tiled canopy, and a tiled gable roof with a faux dormer on the front roof elevation.

The dwelling sits within a reasonable sized plot with front, side, and rear garden, although much of the side garden space is taken up by an existing, single-story conservatory styled extension.

Proposed:

The proposal is for the removal of the existing conservatory and decking area, with a two-storey side extension erected within its place. Amended plans for the proposal now include a font setback and lower roof height to better meet SPD House Extensions and Other Domestic Alterations guidance for extensions to be subservient to the original dwelling. Matching materials are proposed to be used, which would include render on the first-story, brick work below and a tiled roof. The Canopy of the front elevation would be extended across the front extension.

Measurements:
Existing: House Width: 5.55m, Length 8.52m & maximum height 8.44m
Proposed: Projection 3.5m, length 8m & maximum height 8.07m

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: None

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

Side Extension:	Yes
Single Storey	
1. set back	Yes, at the front
Two Storey / First Floor	
2. set back / set down (500mm minimum)	Yes, front setback 500mm, front set down but 370mm. No rear setback but same 370mm set-down.
3. less than 2/3 the width of the original dwelling	Yes

Householder Proforma

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	No
7. materials to match	Yes
8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	No

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:

	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	

Householder Proforma

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)	

The proposed extension is designed to blend in with the original dwelling and complies reasonably well with local policy. The dwelling is both less than two thirds the width of the original dwelling and as a corner plot occupies less than fifty percent of the width between the dwelling and boundary. The rear elevation does not feature a setback but does not appear to be prominently visible from the either Fredrick Street or Flower Street. There are front and rear elevation windows on the ground floor and a bedroom window on the first storey front elevation. The only side windows are two obscured windows for a w.c. and ensuite. A first-story rear elevation window is an obscured glass bathroom window. Overall, the proposal would not affect the amenity or visual amenity of neighbouring dwellings or the local area.

Recommendation: Approve with Conditions