

Application Ref:

2021/0751

Address:

26 Ibberson Avenue, Mapplewell

Neighbour Representations: No

Property Description:

The property is a semi detached, brick built two storey dwelling with a detached garage set in the rear garden. The attached dwelling, number 28 has a similar two storey side extension and number 24 has a single storey side extension.





Two storey extension and porch to attached dwelling



Single storey extension to adjacent dwelling



Proposed Extension:

The proposal involves the erection of a two storey side extension, a single storey front extension, and a single storey rear extension which runs along the rear of the proposed side extension. The extension would provide two additional bedrooms at first floor and a garage/dining room at ground floor. The extension would be built up to the boundary with the adjacent property.



0800 464 7001

26 IBBERSON AVE,
MAPPLEWELL,
BARNSELY
S70 5QJ

TWO STOREY SIDE EXTENSION

AS SHOWN	PAID	NO	YES
1	1	1	1

10.11.2021

THIS DRAWING AND EXTENSION TO OFFICIAL RECORD AND
RECORDS REGISTRATION OFFICIALS MUST BE COMPLETED BY
THE DRAWING AND EXTENSION TO BE SUBMITTED TO THE



PROPOSED SITE PLAN
scale 1:200

Local Plan Designation: Urban Fabric
Conservation Area: No
Relevant History: No
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 set back at first floor by 700mm and set down, would reduce any possible terracing effect.
3. less than 2/3 the width of the original dwelling	Yes
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?	Yes number 24 has a single storey side extension built up to the boundary.
9. Any change to parking or access?	Yes parking reduced, however one space could be made in the front garden area as can be seen on the adjacent plots. The proposed garage could be used for parking an additional vehicle, however the size does not meet the standards set within the SPD in terms of its width (2.5m internally), it would not be possible to increase the size of this given the tight boundaries of the site. Sufficient on-road parking is available on Ibberson Avenue, therefore a refusal could not be sought on this basis.

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 – 1.5m
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	Yes
7. roof design compliments / ties in well	Yes
8. habitable room windows on the side elevation?	No
9. distance to rear boundary (shared with another residential property) 10m or more?	Yes

Front Extension:

	Yes / No (include comment if required)
1. single storey?	Yes
2. small projection? (confirm measurement)	Yes 1.1m
3. roof design corresponds to existing	Yes
4. windows / doors of a similar design / proportion	Yes
5. materials to match	Yes

Dormer Extension

	Yes / No (include comment if required)
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*

	Yes / No (include comment if required)
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 (x 2)	
3. any existing extensions	

4. total extensions (including proposed)	
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Recommendation:

Approve with conditions