

Householder Proforma

Application Ref: 2023/0229 **Address:** 78 Middlecliffe Lane, Little Houghton, Barnsley, S72 0HW

Neighbour Representations: None

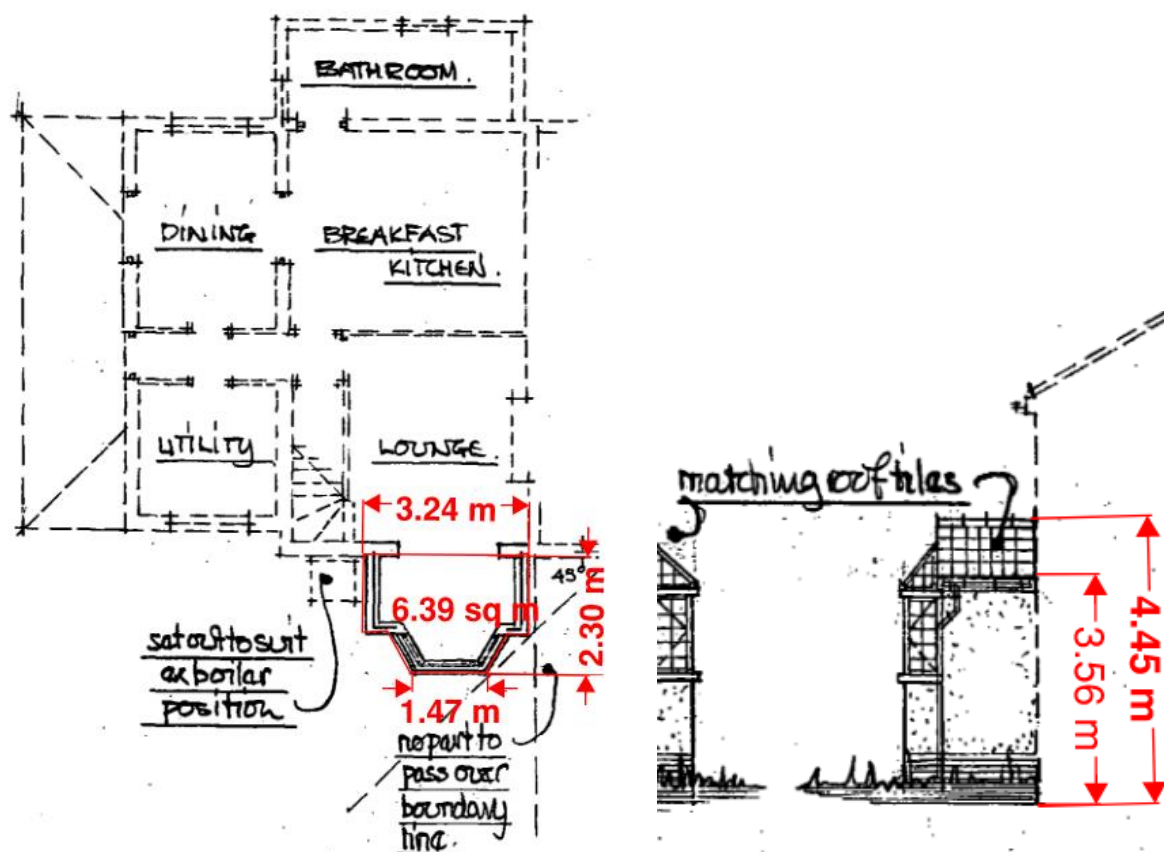
Property Description:

The dwelling is an early to mid-twentieth century red brick semi detached house with a grey tiled hipped roof. The dwelling has been extended to the side with a two-story extension, featuring a corresponding roof and canopy. Both front and rear elevations have been rendered white whilst the side elevation is red brick. All window frames and doors including the garage door have been painted in matching green. The front elevation of the dwelling is partially obscured due to a large garden hedge to the front and a side boundary fence.

The attached semi-detached dwelling has retained its original red brick and half render but unusually features UPVC French doors on the front elevation. The broader area of little Houghton is comprised of predominantly roadside dwellings of multiple styles, sizes, and ages. There are some small contemporary developments, which lead off from the main road and are constructed behind existing dwellings.

Proposed:

The proposal is for a small front extension and bay window, sitting beneath a dual pitched roof. Materials are proposed to match the existing materials of render, grey tiles and green window frames.



Measurements: Projection 2.3m, Width 1.47m to 3.24m, Height 4.45m

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Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History:

2017/0792 Erection of two storey side extension to dwelling – Approved 6th June 2017

B/97/1221/HR Erection of detached garage – Approved 12th November 1997

B/96/1296/HR Formation of Driveway - Approved 12th December 1996

Consultees: Parish Council – No comment

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	

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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:

	Yes
1. single storey?	Yes
2. small projection? (confirm measurement)	Yes, 2.5m
3. roof design corresponds to existing	Yes
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

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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)	

Even without the existing boundary treatments which provide additional cover of the proposed extension, the individualistic character of the dwelling and lack of continuity between dwellings across the wider street scene, the proposal would not appear out of character. Additionally, the proposed extension would not have any significant negative impact on the amenity of the neighbouring dwelling or local area.

Recommendation:

Approve with conditions