

# Householder Proforma

Application Ref: 2021/0503

Address: 7 Round Hill, Darton, Barnsley, S75 5QJ

Neighbour Representations: No

## Property Description:

The site is located on Round Hill Drive in Darton. The property is located within a modern large housing estate of similar designed detached dwellings. The site is a reasonable sized plot with a front and rear garden area, comprising a detached dwelling with existing conservatory. The property has been designed with a pitched roof and a gable fronted 2 storey element providing bay windows on the ground and upper floor. The property has been built in red brick, with a grassed front and rear garden. Round Hill Drive is located on a slope with number 5 below at a lower level and 9 above at a higher level.

## Proposed Extension: Erection of two storey side/rear extension to dwelling

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: N/A

Acceptable in Principle: Yes - The proposal has been assessed against Policy GD1 General Development Policy and D1 High Quality Design and Place Making. The guidance within Supplementary Planning Document: House Extensions and Other Domestic Alterations has also been considered. The proposal is acceptable in terms of residential amenity and visual amenity.

## Side Extension:

	Yes / No (include comment if required)
Single Storey	
1. set back	
Two Storey / First Floor	
2. set back / set down (500mm minimum)	Significant set back to the side extension element of the proposal. Extension is also set down from the main dwelling and would appear subservient.
3. less than 2/3 the width of the original dwelling	Yes – width of side extension is approximately 2.4m projecting from the existing side elevation. The original dwelling is approximately 6.2m therefore the projection is acceptable.
All	
4. roof design corresponds to existing	Yes – roof to front elevation matches the existing dwelling in pitch and style.
5. windows / doors of a similar design / proportion	Yes -
6. habitable room windows on the side elevation	No windows proposed to side elevation.

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7. materials to match	Yes
8. neighbouring property extended to side or windows?	Neighbouring property is not extended. First floor window to first floor to landing and not a habitable room.
9. Any change to parking or access?	It is proposed to increase the width of the dropped kerb. Parking would still be available to the side of the property and with the additional dropped kerb, this would allow additional parking to the front of the dwelling.

### Rear Extension:

	Yes / No (include comment if required)
<b>Single Storey</b>	
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?	
<b>Two Storey</b>	
4. terraced property and less than 2.5m (projection to the rear)?	
5. semi-detached and less than 3.5m?	Detached property – extension to project 3m from the existing rear elevation.
<b>All</b>	
6. materials to match	Yes
7. roof design compliments / ties in well	Yes
8. habitable room windows on the side elevation?	No windows proposed to side elevation.
9. distance to rear boundary (shared with another residential property) 10m or more?	Distance to rear boundary would still be in excess of 10m. The projection of the rear extension would be no further than the existing rear boundary of the neighbouring property number 9. Window is proposed to the rear elevation, however, as distances are maintained and the projection would be no further forward than the existing rear elevations of the neighbouring properties it is considered that the proposal would not increase overlooking issues or result in loss of residential amenity.

**Recommendation: Approve with conditions**