

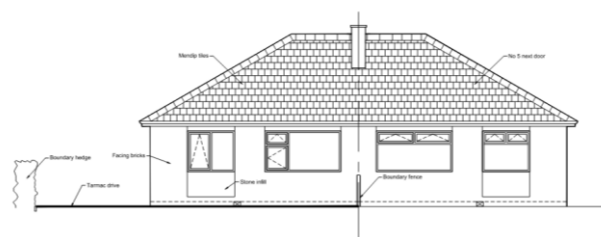
Householder Proforma

Application Ref: 2023/0903 **Address:** 3A Edgehill Road, Staincross, Barnsley, S75 6NG

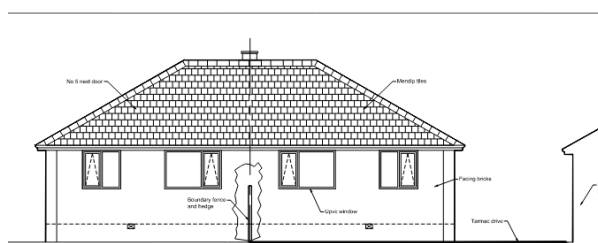
Application: Side and rear extension to single storey dwelling

Neighbour Representations: None

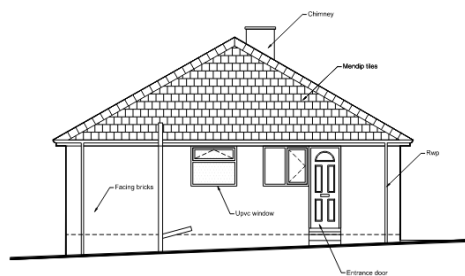
Property Description: The site is located on Edgehill Road in Staincross. Edgehill Road is located within a residential area and is characterised by similar properties. The site consists of a semi-detached bungalow built in red brick with a hipped roof. The site gently slopes to the rear and is set back from the road with a front garden area. The property benefits from a long driveway leading to a detached red brick garage to the rear. The rear garden is a decent size and is bound by a mixture of hedges and concrete fencing. A hedge forms part of the shared boundary with the adjoining bungalow. The neighbour to the West has a large, detached garage along the boundary directly adjacent to the proposal site.



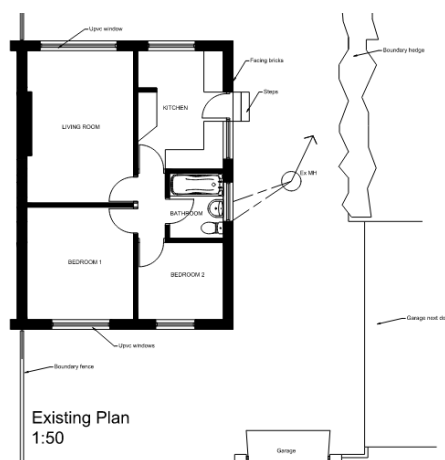
Existing Front Elevation
1:50



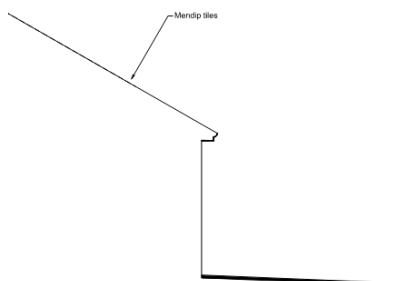
Existing Rear Elevation
1:50



Existing Side Elevation
1:50



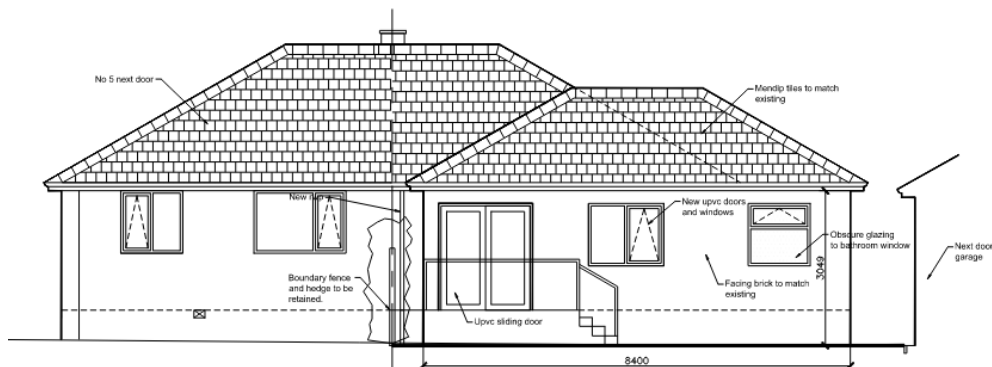
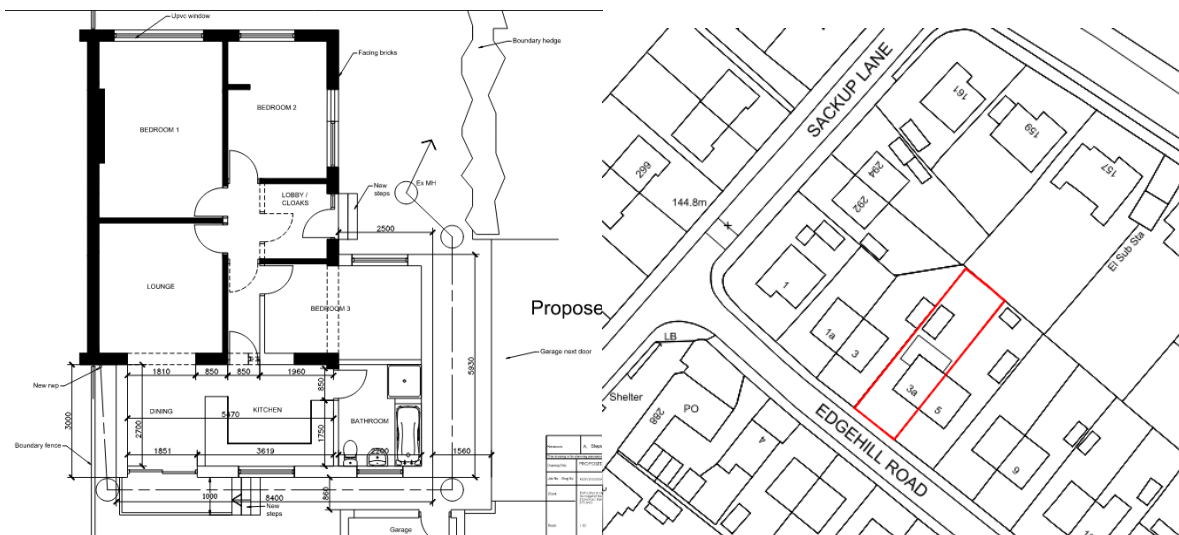
Existing Plan
1:50



Existing Side Elevation Facing No 5
1:50

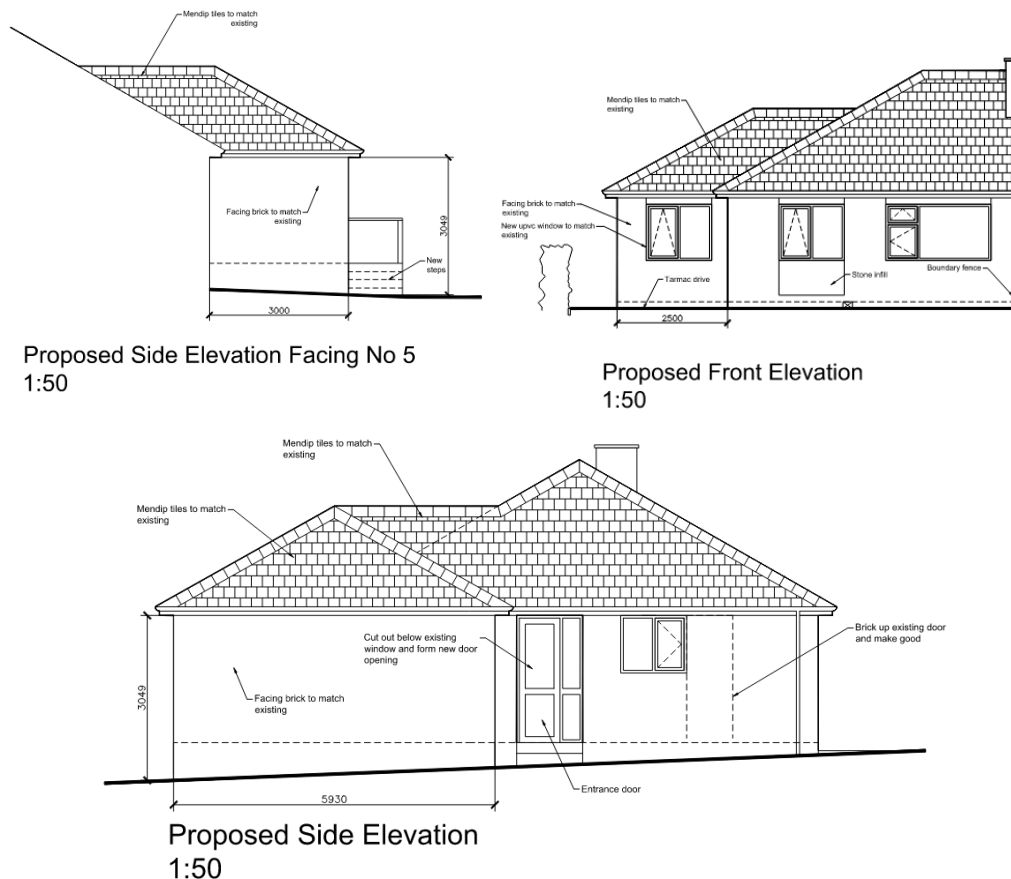
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Proposed: The proposal is for a single storey side and rear extension to the property. The proposal will project to the side 2.5m, to the rear 3m and be stepped away from the adjoining boundary by 0.58m. The proposal will wrap around the rear of the property and provide a bedroom extension at the side, a bathroom and a kitchen and dining room to the rear. The proposal will be built with a lowered hipped roof and be constructed in matching materials. Patio doors will serve the dining room at the rear, and due to the rear garden having a lower ground level than the internal floor level steps and a landing will be required for access. The steps and landing will project 1m into the rear garden and be raised by 0.68m. The stairs will be constructed in brick to match the host property.



Proposed Rear Elevation
1:50

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Consultations: None

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: None

Acceptable in Principle: The proposal is acceptable in principle. Extensions to domestic properties are acceptable in principle subject to the following assessment:

Side Extension:	Yes
Single Storey	
1. set back	Yes, set back 6m
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	Yes, a lowered hipped roof
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	No side facing windows

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7. materials to match	Yes, brick and tile to match
8. neighbouring property extended to side or windows?	There is a high hedge along the shared boundary with the adjoining property providing privacy. The neighbour to the west of the property has a detached garage along the shared boundary directly adjacent to the extension. For this reason, the proposed extension is not expected to overshadow or overlook the neighbouring properties.
9. Any change to parking or access?	Yes, the erection of the side extension will result in the garage being unusable. The existing and remaining driveway is long enough to accommodate two spaces in compliance with SPD: Parking.

Rear Extension:

	Yes
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	Yes, 3m projection with an additional 1m projection for the raised steps.
3. if more than 3m are the eaves more than 2.5m in height?	Not more than 3m
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, brick and tile to match
7. roof design compliments / ties in well	Yes
8. habitable room windows on the side elevation?	No side facing windows
9. distance to rear boundary (shared with another residential property) 10m or more?	Yes, 16.7m

Front Extension:

	No
1. single storey?	
2. small projection? (confirm measurement)	

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3. roof design corresponds to existing	
4. windows / doors of a similar design / proportion	
5. materials to match	

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 raised staircase and landing area will project 1m from the extension and measure 0.68m in height. There is an existing high hedge along the shared boundary with the adjoining property which will be retained. This will ensure residential amenity is not compromised and overlooking cannot occur, in compliance with adopted planning policy.

Recommendation: Grant subject to conditions: