

HOUSEHOLDER PLANNING APPLICATION – BARNSELEY MBC
4 TORVER DRIVE, BOLTON-ON-DEARNE, NR ROTHERHAM
SUPPORTING PLANNING STATEMENT

1: THE SITE

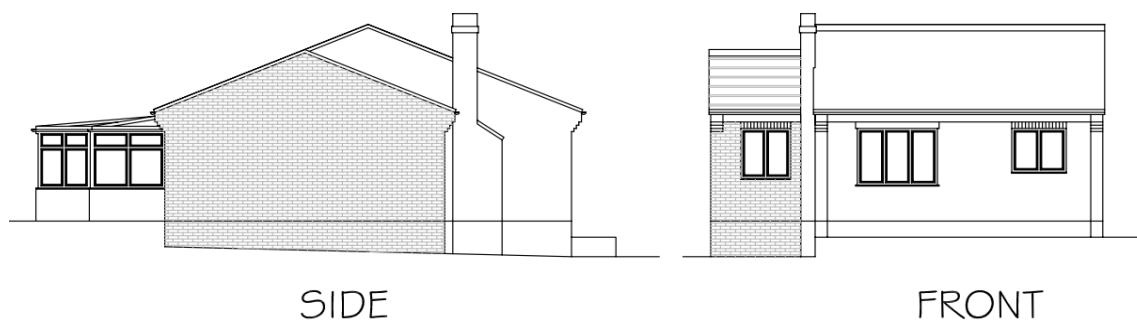
A detached 2 bedroomed bungalow at 4 Torver Drive, Bolton-on-Dearne, Nr Rotherham



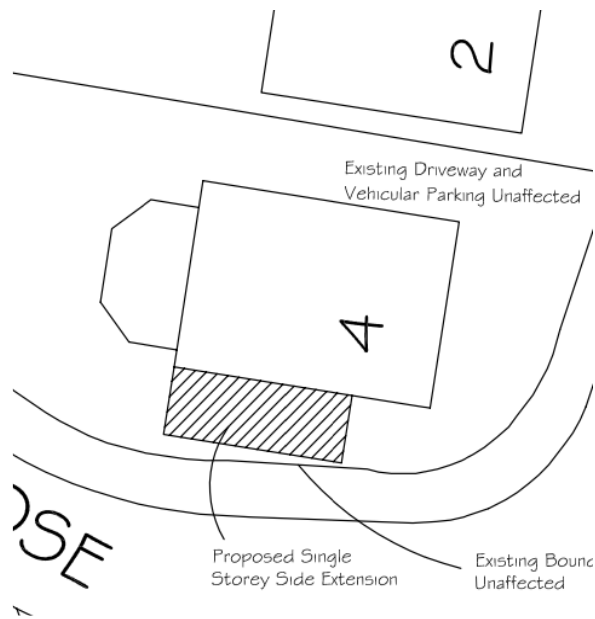
Above: OS Extract (Not to Scale)

2: PROPOSALS

Single storey side extension to form dining room. External measurements are 6.3m (L) X 2.35m (W). Pitched roof, with all external materials to match existing.



Above: Proposed side and Front Elevations (Not to Scale)



Above: Site Plan (Not to Scale)

3: PRE-APPLICATION ENGAGEMENT AND FEEDBACK FROM LPA

Pre-application: Submitted elevations, floor plans, site layout drawing and supporting letter.

From: Denman , Nathan (PLANNING OFFICER) <NathanDenman@barnsley.gov.uk>

Date: Mon, 8 Feb 2021, 09:50

Subject: 2020/ENQ/00075 - 4 Torver Drive, Bolton-upon-Dearne

Re: 2021/ENQ/00075

Erection of single storey rear extension to dwelling at 4 Torver Drive, Bolton-upon-Dearne, Barnsley, S63 8NL

In respect of the preapplication response, and amongst other matters, the planning officer stated the following:

"The extension is restrained in terms of its overall size, scale and structure and meets all of the design specifications within the SPD: House Extensions and Other Domestic Alterations. Subject to the use of matching external materials, I would support this proposal if an application is submitted to the Council".

4: REVIEW OF BMBC HOUSEHOLDER GUIDANCE NOTE (SPD)

Supplementary Planning Document

**House Extensions and Other
Domestic Alterations**

Adopted May 2019

Single Storey Side Extensions

In terms of the scheme presented in this planning application it is considered that the design rationale for this single storey side extension will reflect the design of the existing bungalow in terms of roof style, pitch materials and detailing, and by virtue of the site width available here, will not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling).

The roof design and gabled roof shown fully reflect the form and pitch of the main roof, albeit at a lower ridge level. There are no habitable rooms in the roof space of the extension or windows in the side gable. In terms of the issue around corner plots and single storey side extension not exceeding more than half the width of the existing gap between the original dwelling and the side boundary, it is considered that the proposal will not have any overbearing impact on either the wider streetscene or the amenities of the host property itself in terms of visual appearance.

In reaching this conclusion regard has been had to the lower ridge line when compared to the existing bungalow, that the extension does not extend the full depth of the bungalow being set back approximately 2.8m from the front elevation, that is only relatively small in footprint with a width of only 2.35m and that it does not project beyond the rear elevation.

Having regard to the above, it is concluded that the extension is also fully in line with the Council's general principles for householder **extensions in that it is of a scale and design which harmonises with the existing bungalow, does not adversely affect the amenity of neighbouring properties, maintains the character of the street scene and does not interfere with highway safety.**

5: CONCLUSION

Having regard to the above policy review and to the positive feedback at the preapplication stage, I respectfully request this householder planning application be supported by the LPA.