

Householder Proforma

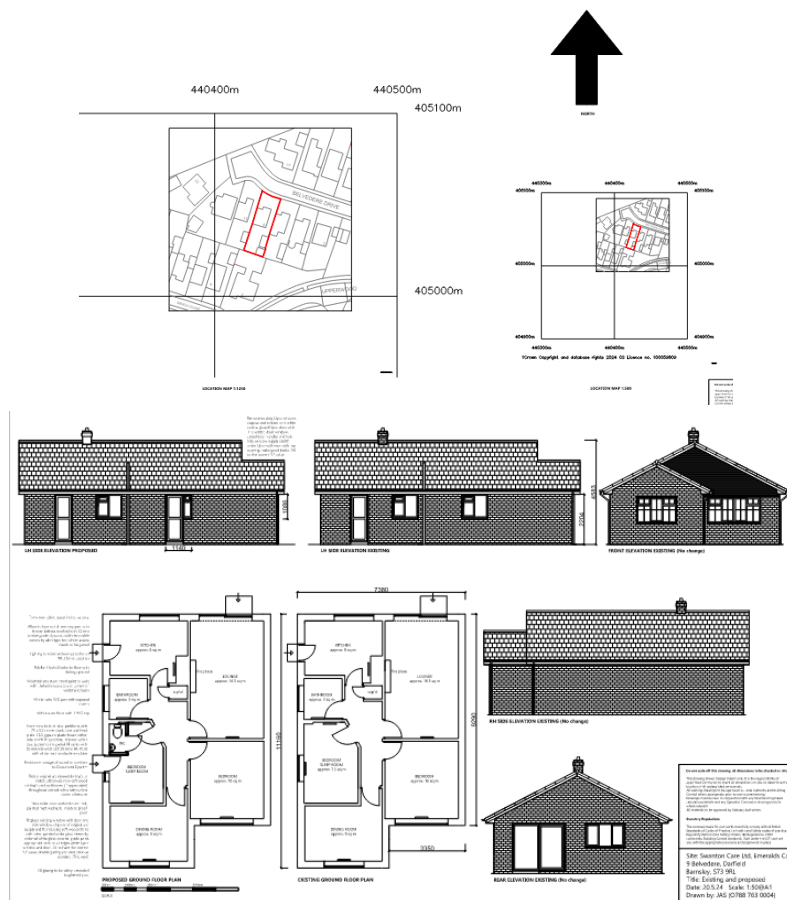
Application Ref: 2024/0459 **Address:** 9 Belvedere Drive, Darfield, Barnsley, S73 9RL

Applicant: Mr Andrew Steel

Application: Change existing window to door and side window

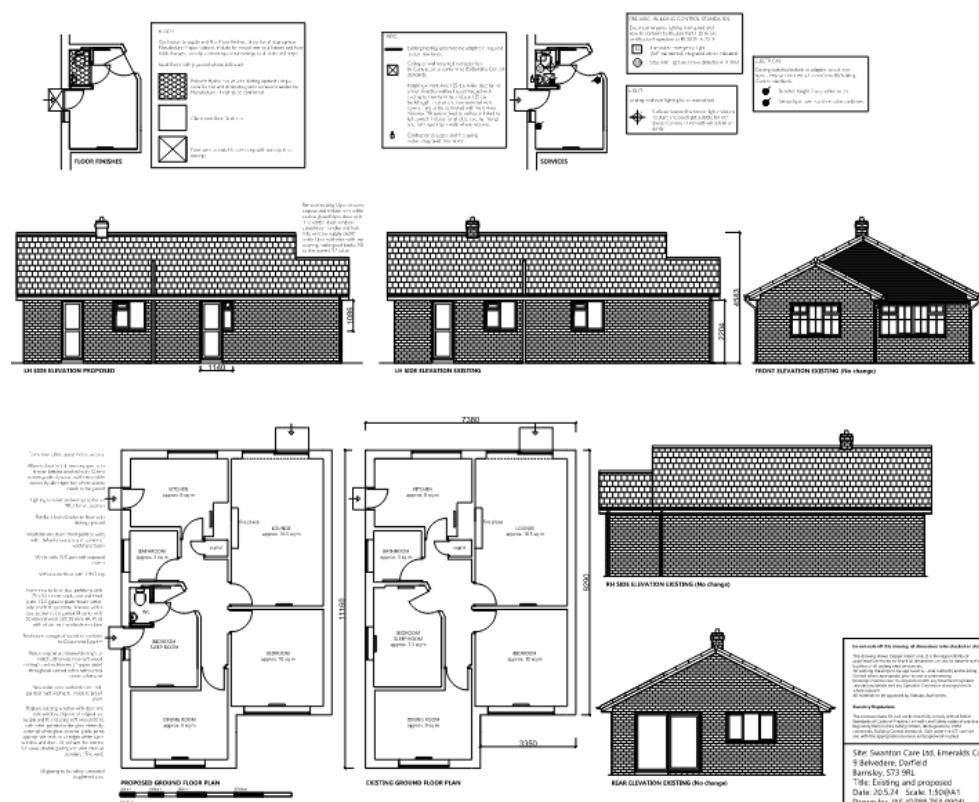
Neighbour Representations: None

Property Description: The site is located on Belvedere Drive in Darfield which is a cul-de-sac characterised by detached bungalows. The host property is a single storey brick-built bungalow, no. 9 Belvedere Drive. The property is detached, gable fronted with a pitched roof design. The property is amongst a highly residential area with dwellings on all sides.



Proposed: The proposal is to replace an existing side window on the eastern elevation with a door and small window. The property caters for one individual with supporting living. Carers are required to stay overnight due to the complex needs of the resident. At present they share a toilet which is not conducive for the resident to have a fully independent living experience thus the need for a dedicated staff toilet within the existing sleep room. The proposed door and small window will facilitate the internal changes.

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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:	No, not a side extension but a change of existing bedroom window to an external door and smaller window.
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	Yes

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6. habitable room windows on the side elevation	Yes, as existing, the proposal is to replace the existing window with a smaller window and external door.
7. materials to match	
8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	No

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	
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:

	No
1. single storey?	
2. small projection? (confirm measurement)	
3. roof design corresponds to existing.	

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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*

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 proposal is to replace an existing side window serving a bedroom with a smaller window and external door. There are no objections. The proposal will not cause any additional loss in residential amenity than is currently valued and will have no significant detrimental impact to the visual amenities of the host building.

Recommendation: Grant subject to conditions: