

# Householder Proforma

**Application Ref:**

2021/1347

**Address:**

55 Broadway, Barnsley, S70 6QL

**Neighbour Representations:**

No

## Property Description:

The applicant's property is a semi-detached red brick dwelling located on Broadway in Barnsley. The front of the dwelling faces North-East onto Broadway with a grassed garden to the front, a brick wall and timber fencing providing physical and visual separation to the front, with no vehicular access or parking provision to the front of the dwelling. The vehicular access to the property and other properties on Broadway is via an access road from Woodland Drive to the North. The parking facilities are located in a separated garden area to the South side of the access road. To the immediate rear of the dwelling itself is a grassed garden which again is separated from the access road by boundary treatment. There are a high number of garages/outbuildings located within the separated garden area, of varying size, heights and scales.



## Proposed Extension:

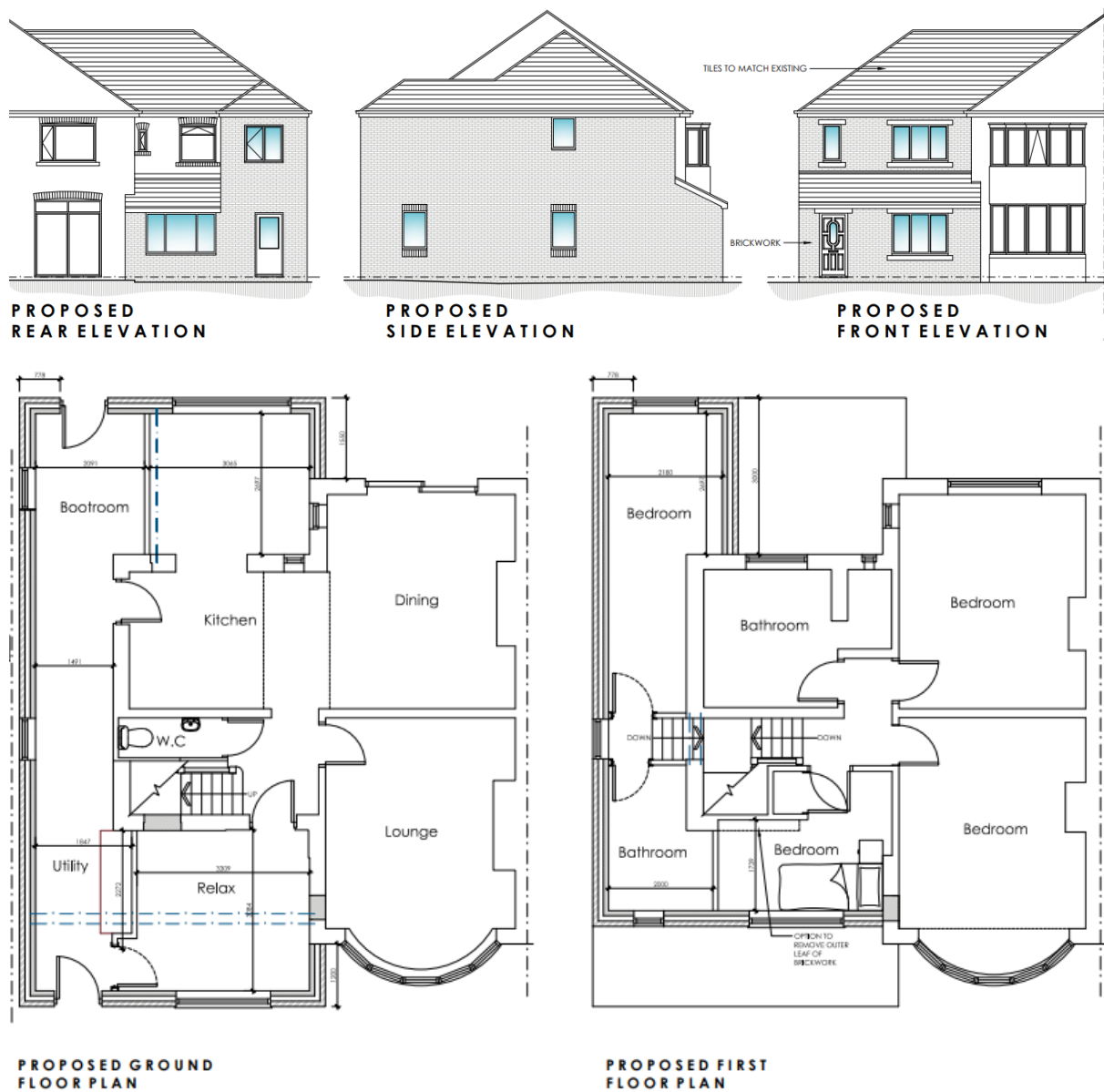
The applicant is seeking approval for the following pieces of development:

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1. Erection of a two-storey side, rear and front extension
2. Erection of a single storey rear extension
3. Erection of a single storey front extension
4. Erection of a single storey outbuilding measuring 11m x 5.6m (61.6sqm)

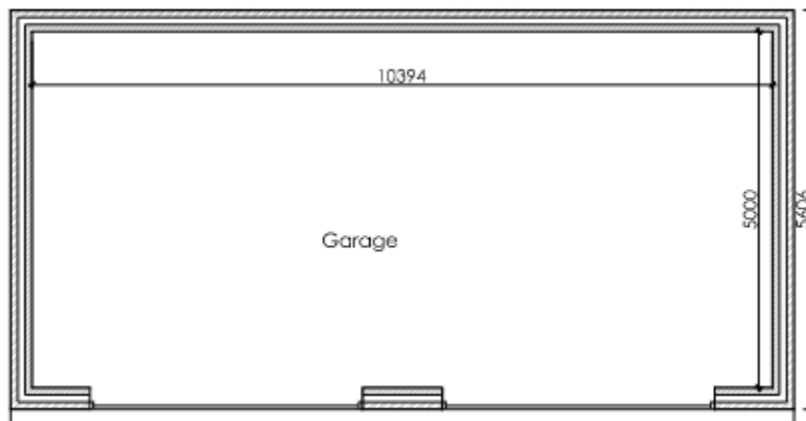
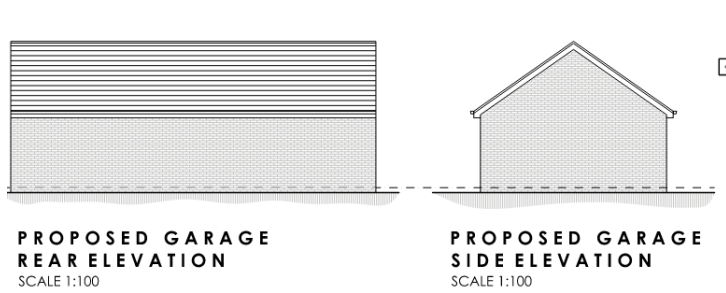
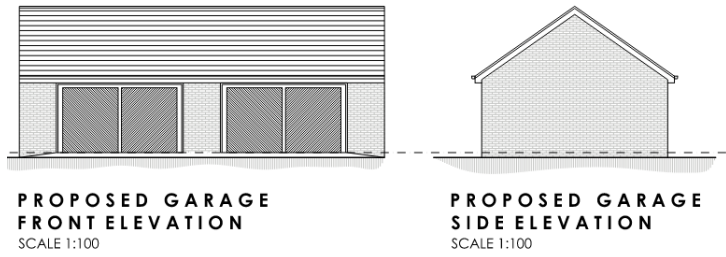
The application has been amended with the two-storey extension now featuring a setback and setdown, and the forward projection of the single storey front extension reduced to 1.2m. The original application also included the erection of a smaller outbuilding within the separated piece of garden area; however, this has been omitted. The proposed outbuilding has also been reduced in height and size (from a 2-storey outbuilding) and re-positioned within the separated garden area to the rear boundary line.

### Proposed Extension Plans and Elevations



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## Proposed Garage Plans and Elevations



## Proposed Site Plan



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<b>UDP Designation:</b>	Housing Policy
<b>Local Plan Designation:</b>	Urban Fabric
<b>Conservation Area:</b>	No
<b>Relevant History:</b>	None
<b>Acceptable in Principle:</b>	Yes

<b>Side Extension:</b>	Yes / No (include comment if required)
Single Storey	
1. set back	
Two Storey / First Floor	
2. set back / set down (500mm minimum)	Yes (0.4m setback and 0.7m setdown)
3. less than 2/3 the width of the original dwelling	Yes
All	
4. roof design corresponds to existing	Yes
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	No (The proposed extension introduces 3 x windows on the side elevation – 2 of these are at ground floor to serve the bootroom with the other at first floor serving the landing. None of these are habitable room windows and are not considered to result in direct overlooking over neighbouring properties.)
7. materials to match	Yes
8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	No

### Rear Extension:

	Yes / No (include comment if required)
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	Yes (3m rearwards projection)
3. if more than 3m are the eaves more than 2.5m in height?	N/A
Two Storey	
4. terraced property and less than 2.5m (projection to the rear)?	
5. semi-detached and less than 3.5m?	Yes (3m rearwards projection)
All	

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6. materials to match	Yes
7. roof design compliments / ties in well	Yes
8. habitable room windows on the side elevation?	No
9. distance to rear boundary (shared with another residential property) 10m or more?	Yes (12m)

### Front Extension:

	Yes / No (include comment if required)
1. single storey?	Yes
2. small projection? (confirm measurement)	Yes (1.2m – which has been reduced from the original 1.5m.)
3. roof design corresponds to existing	Yes (Standard lean to)
4. windows / doors of a similar design / proportion	Yes
5. materials to match	Yes

### Garage

	Yes / No (include comment if required)
6. single storey?	Yes
7. height to eaves 2.5m or less?	Yes
8. sympathetic design and materials to main dwelling?	No (The garage measures 11m x 5.6m which effectively fills in the rear boundary line of the separated garden area. The footprint size is largescale and comparable to that of a small bungalow. However, it is found within an area which is characterised by a high number of garages/outbuildings or various sizes, heights and scale. Some of which are a similar size and scale to the applicant's proposed garage (or larger) – including at the neighbouring property to the North which has a footprint size of c.66sqm. The height of the amended outbuilding is restrained at a height of 2.4m to the eaves and 4.6m to the roof ridge. Within this context, it is felt the garage is acceptable and will not look out of place with the surrounding area. The separated garden areas within the area are used for ancillary parking/storage, rather than sitting/socialising. Therefore, it is not felt that the large outbuilding would impact

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	directly onto the residential amenity enjoyed by neighbouring properties. A condition will be attached to the decision notice to ensure that the outbuilding will not be used for commercial or independent residential use.)
9. If room in the roof space, is it storage only?	N/A

\*granny annexes shouldn't be on this form

### Recommendation:

**Approve** with conditions