

Householder Proforma

Application Ref: 2023/0401 **Address:** 1 Taylor Crescent, Grimethorpe, Barnsley, S72 7NU

Neighbour Representations: None

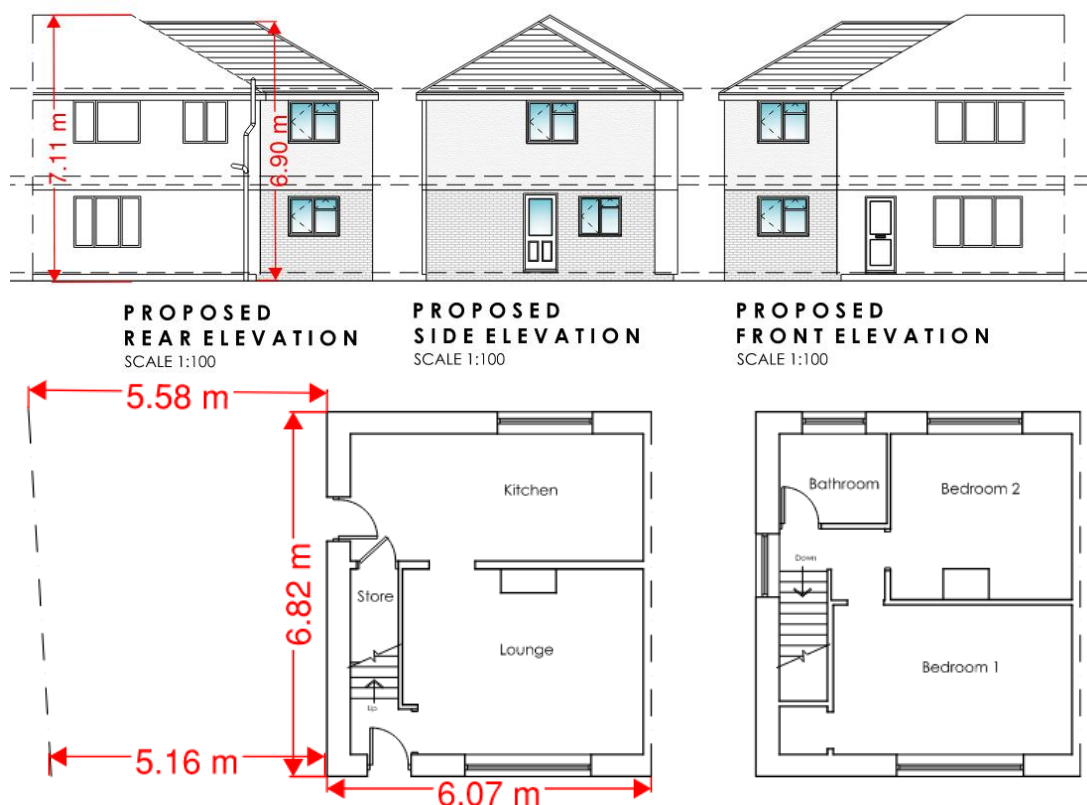
Property Description:

The dwelling is a red brick and render end terrace house, the design and materials of which are common with the many other dwellings within the large estate. The dwelling is situated within a large corner plot at the junction of Taylor Road and Cemetery Road, with a large cemetery opposite the side elevation. Gates are located within the side boundary treatment but there is no formal access via a dropped kerb. Additionally, the metal gates feature a rusted lock and are overgrown with weeds, indicating they are unused. On Street parking is available at the side of the dwelling at the dead-end point of Cemetery Road.

Proposed:

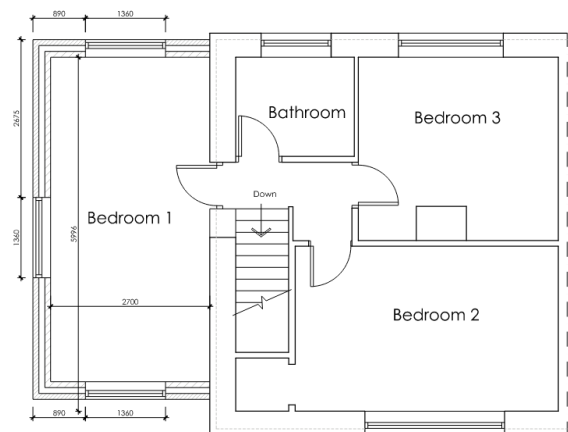
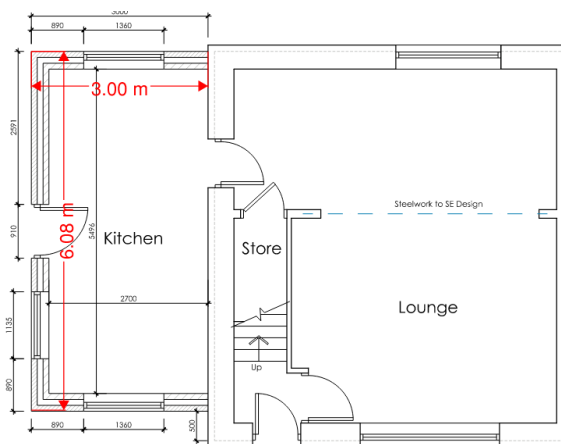
The proposal is for a two-story side extension to the dwelling, located on the side elevation facing cemetery road. The proposal would create a new kitchen on the ground floor and an additional bedroom on the first story. Three first-floor windows are proposed, one on the front, rear, and side elevation. On the ground floor, an external side door along with a front and rear window are proposed.

Within the curtilage, two parking spaces are proposed. The applicant has also directly mentioned the relocation of the gates further alongside the boundary treatment, towards the rear of the dwelling, to allow access to the proposed parking provision.



Ground & First Floor Plans Existing (above) and Proposed (below)

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Local Plan Designation: Urban fabric

Conservation Area: No

Relevant History: None

Consultee Highways DC: After initial plans were not agreeable to Highways, amended plans which include the provision of two off off-street parking spaces were deemed acceptable subject to a condition relating to construction of the parking space and informative in relation to a dropped kerb.

Acceptable in Principle: Yes, extensions to domestic properties are acceptable in principle subject to the assessment below

Side Extension:	Yes
Single Storey	
1. set back	Yes
Two Storey / First Floor	
2. set back / set down (500mm minimum)	Set back by over 500mm but set down 210mm but obviously subordinate to the original dwelling.
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
7. materials to match	Yes, brickwork to the bottom and render to the upper floor.

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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	
4. windows / doors of a similar design / proportion	
5. materials to match	

Dormer Extension

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	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 applicant has been compliant in the request to include a setback, set down, parking provision and to provide an exterior finish to match the existing dwelling. The extension is slightly over 50% of the distance between the dwelling and the boundary treatment (3m extension in a width of between 5.16 and 5.58m) but this does not pose a significant issue. The first-story side and rear window do not overlook a dwelling. The first story front window is more than 21m away from the dwelling on the opposite side of the road.

Recommendation:

Approve with conditions