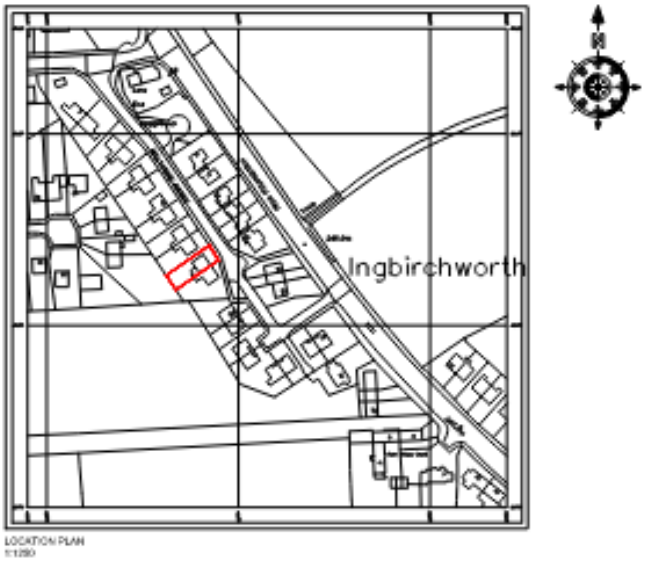
Householder Proforma

Application Ref: 2023/1087 **Address:** 22 Wellthorne Avenue, Ingbirchworth, Barnsley, S36 7GH

Neighbour Representations: No objections to the proposal, one letter from a neighbour asking the question regarding the preference of a dropped kerb. The applicant has stated that he is in the process of installing the dropped kerb.

Property Description: The site is located on Wellthorne Avenue in Ingbirchworth. The property is a 2-storey semi-detached dwelling brick built with a pitched roof. The property is set back from the road with an open plan front garden area, and benefits from a shared driveway at the side of the property. The rear garden is a reasonable size and is bound by a mix of wooden fencing and stone walls. There is an existing large wooden shed with a pitched roof located in the rear garden. The neighbour who shares the driveway has an existing garage located along the shared boundary.



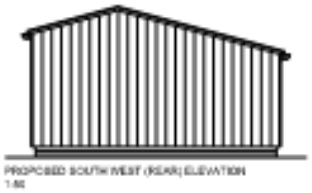


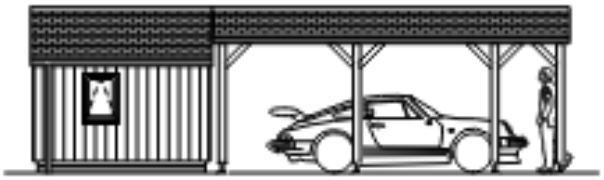
Proposed: The proposal is for the erection of a detached shed and carport to the rear of the property. The car port will be timber framed and the shed will be clad in vertical black cladding with a plastic lightweight roof. The shed will measure 4.75m x 3.07m, eaves height 2.36m and total height 2.88m. The carport will measure 6.28m x 3.45x, height to the eaves 2.25m and total height 2.88m.

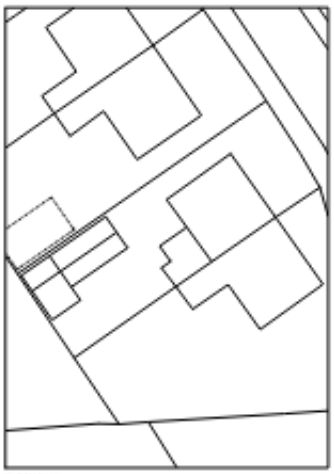
Householder Proforma

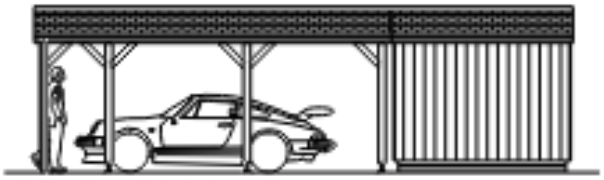












Consultations: Parish Council – No comments

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: 2020/1361 Prior Approval single storey rear extension – Prior Approval not required.

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
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	
6. habitable room windows on the side elevation	

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7. materials to match	
8. neighbouring property extended to side or windows?	
9. Any change to parking or access?	

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	

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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*

	Yes, Shed and Carport
6. single storey?	Yes
7. height to eaves 2.5m or less?	Yes
8. sympathetic design and materials to main dwelling?	Sympathetic design with a pitched roof for the carport and an asymmetric pitched roof for the shed behind. The materials proposed are timber and vertical black cladding. The host property in constructed in red brick with a pitched roof. Although the design of the proposal matches the existing the materials are in contrast. The Council usually expects garages to match the host property in materials, however this is a shed. This shed will replace an existing wooden shed and be of a comparable size. The car port will be located in front of the shed and will be set well back from the road within the rear garden area therefore it is not expected to compromise the visual amenity of the area. For this reason in this instance the materials proposed are acceptable.
9. If room in the roof space, is it storage only?	N/A

*granny annexes shouldn't be on this form

Green Belt:

	Measurements
1. Original dwelling	
2. proposed extensions	
3. any existing extensions	

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(the lean-to extension may not be modern but included it in here just in case)	
4. total extensions (including proposed)	

Recommendation: Grant subject to conditions: