

Householder Proforma

Application Ref: 2021/0474 Address: 46 Hollins Wood Grove, Cudworth, Barnsley, S72 8TB

Neighbour Representations: No

Property Description: Two storey semi-detached dwelling at head of cul-de-sac. Dwelling is red brick and render within a purely residential area of similar properties. The rear boundary of the property is greenbelt.

Proposed Extension: Erection of two storey side/rear extension to dwelling

Local Plan Designation: Urban Fabric/ Green belt beyond rear of property

Conservation Area: No

Relevant History: N/A

Acceptable in Principle: Yes. Highways DC have been consulted but have not commented upon the proposal. The proposals would still allow parking provision for 2 cars.

Side Extension:

	Yes / No (include comment if required)
Single Storey	
1. set back	Yes
Two Storey / First Floor	
2. set back / set down (500mm minimum)	Yes
3. less than 2/3 the width of the original dwelling	Yes
All	
4. roof design corresponds to existing	Amended plans have been received which see the roofline of the extension as a continuation of the existing.
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	No
7. materials to match	Yes including matching blockwork

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8. neighbouring property extended to side or windows?	No extension – hallway windows
9. Any change to parking or access?	NO – extension is set towards rear of property, parking would remain for two cars

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?	
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?	Yes – 3m projection
All	
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?	Greenbelt to rear – no properties to rear would be impacted upon.

Recommendation: Approve with condition