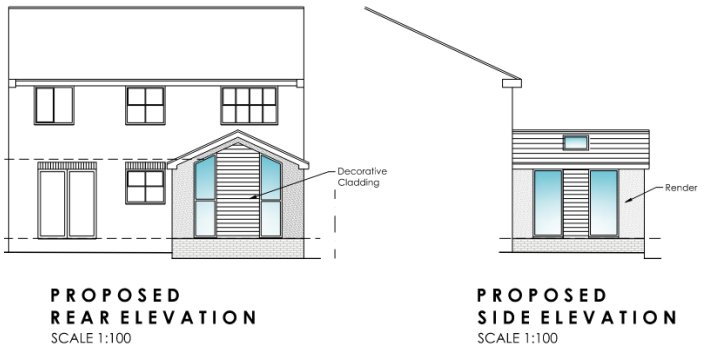
Householder Proforma

Application Ref: 2022/1254 **Address:** 6 Malincroft, Mapplewell, Barnsley S75 6GB









Existing Dwelling Photos, Proposed Plans & Illustrative Similar Extension - Supplied by Agent

Neighbour Representations: None

Property Description: The dwelling is an extended mid 1990's detached house with twin gable frontage, grey tiled roof, and integrated garage. The dwelling is located within a small cull-de-sac of similar style and sized dwellings. In addition to the existing two-story side extension, a half-brick, half-glazed conservatory with a rear projection of 3m is currently attached to the rear elevation.

There is a stepped decline from the floor level of both the principle dwelling and conservatory in relation to the rear garden. The first literal stepped decent is measured at 42 cm from the external rear doorway to the raised brick terrace, which itself is measured at a further 19cm above the lawned aera of garden.

Proposed: The proposal is to replace the existing conservatory with an extension featuring a 4m rear projection and a dual pitched roof. The extension would have a maximum height of 3.9m and an eaves height of 3m. Both height measurements are taken from the lowest ground level, if taken from the existing terrace, the measurements would be 3.71m and 2.81m respectively. The width of the proposed extension would remain at 4m. Additional features of the proposal include 2 side windows, 2 rear windows, and 2 rooflights. There is no proposed external access from the extension to the existing raised terrace or lawn. Materials proposed are render and decorative cladding for the walls, tiles for the roof and UPVC windows.

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Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History:

B/04/1789/DT - Erection of side and rear two storey extension and rear conservatory to dwelling.
2014/1469 - Erection of two storey side extension to dwelling

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

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

Rear Extension:

	Yes
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	No
2. semi-detached and less than 4m?	No
3. if more than 3m are the eaves more than 2.5m in height?	Yes, because of the low ground level, it would be difficult to obtain eaves of 2.5m or less. The current eaves of the conservatory

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	are measured at a height of 2.82m, 18cm lower than proposed.
Two Storey	No
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	Roof and windows yes, walls, no.
7. roof design compliments / ties in well	Yes
8. habitable room windows on the side elevation?	Yes, but this is not on the side elevation overlooking No. 8. Number 4 is considerably set back further towards the highway than number 6
9. distance to rear boundary (shared with another residential property) 10m or more?	Yes, the section of the garden in which the extension would be located is over 10m from the existing rear wall to the boundary,

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

	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?	

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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)	

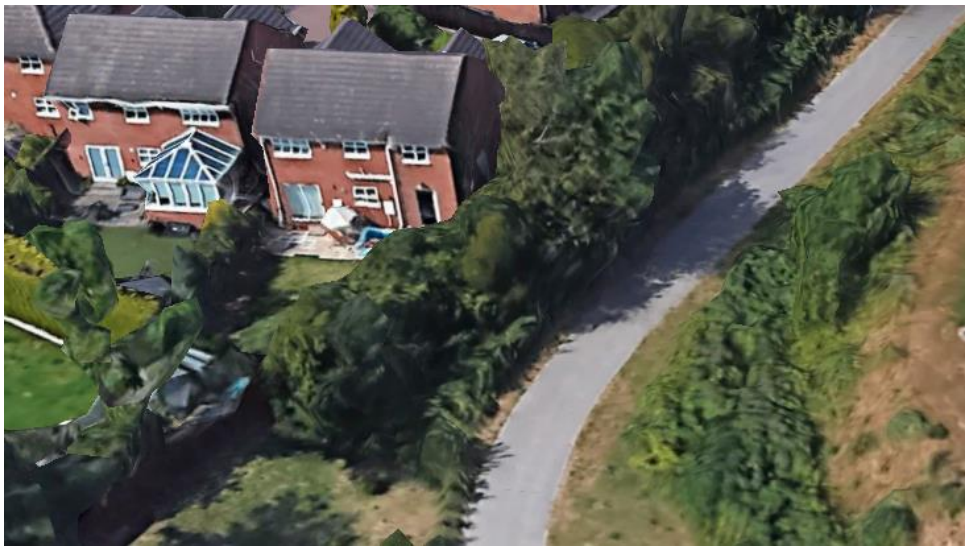
The size of the extension would be proportionate to the size of building and would only project 1m more than the existing conservatory. Although the eaves height is higher than recommend in the Household Extension and other Domestic Extensions SPD, because of the staggered nature of the dwellings on the street, I do not believe the height of the eaves or overall hight of the extension would be a concern. In relation to neighbouring dwellings, number 8 is set further back from the road than No.6. Because of this, the blank wall of the proposed extension would only project slightly further than the blank side elevation of No.8, so would not have a considerable impact on overshadowing or privacy. In relation to No.4, there is a significant gap between the proposed extension and No.4, which is separated by a boundary treatment. Additionally, No.4 is set considerably more forward to the highway than No.6.

The only concern would be choice of materials. Whilst the roof is proposed to be tiled and is dual pitched to complement the existing roof, the walls are to be rendered in an off-white colour with additional wooden cladding detail. The colour of the render would potentially complement the existing white UPVC windows and facias, but there is no render or cladding on the existing dwelling.

In mitigation of the design issue, I did contact the agent and they did respond with justifiable comments about the design and provided an example of a similar sized extension to the one proposed, as included above. Of their comments, I believe a comment about the design flaw of utilising new bricks in contrast to the existing old and weathered bricks was the most valid in relation to planning policy.

In further mitigation, in addition to the agent's response, as this is a rear extension, it is not visible from Malincroft, so does no affect the character of the street. Furthermore, as can be seen from the screenshot below the extension would be very difficult to view from the access road to the east due

to the dense vegetation so public views of the extension are very limited and, at single storey, the proposal is not considered to be detrimental to the visual amenities of the locality



Recommendation:

Approve with conditions.