

Householder Proforma

Application Ref: 2024/0431 **Address:** 367 New Road, Staincross, Barnsley, S75 6ES

Applicant: Mr Dominic Franklin

Application: Removal of rear raised decking area, walls and stairs, and replaced with 2 storey rear extension to semi-detached dormer bungalow

Neighbour Representations: None

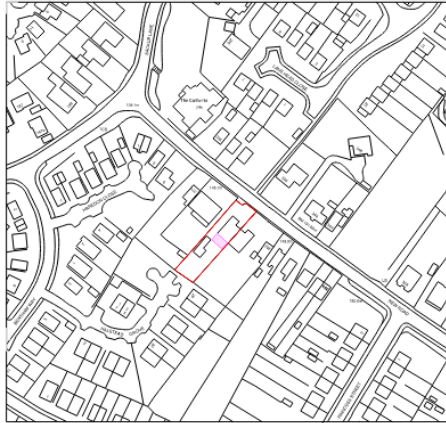
Property Description: The site is located on New Road in Staincross. The property is a large semi-detached dormer bungalow, brick built with a pitched roof. The property is set within a large plot and due to the differing land levels within the site the garden is set at a much lower level. The property has a small single storey front projection and a raised outdoor balcony with a decked area at the rear and steps leading down to the garden level. All the properties within this row have similar raised amenity space to the rear. The property also has a large flat roof garage/ outbuilding to the rear and a driveway located at the side of the property. The property is set back from the road with hard standing at the front of the property used for parking.

Given the sloping nature of the site the decked area offers long views towards Hailstead Grove and beyond.



Proposed: The proposal is for a two-storey rear extension incorporating the lower ground floor. The extension will replace the existing balcony/decking at the rear. The proposal will project 4m to the rear with a double bay window projecting a further 0.5m. Along the shared boundary the corner will be omitted at first floor only to ensure a 45° angle view is retained from the neighbour's window. The proposal will have a lean to roof and roof lights. The bay window will be large, gable fronted with floor to ceiling windows and a small pitch above. The proposal will be in matching brick and tile.

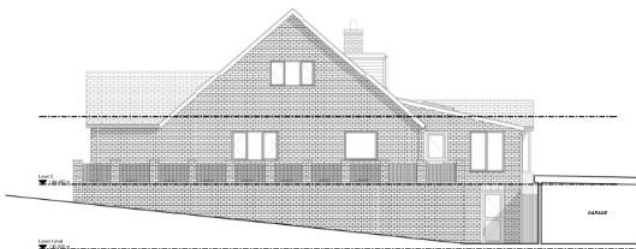
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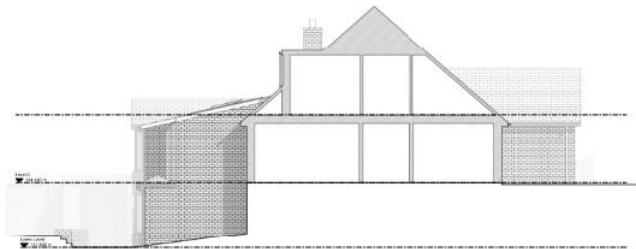
PROPOSED SITE PLAN
1 : 1250



PROPOSED BLOCK PLAN
1 : 1250



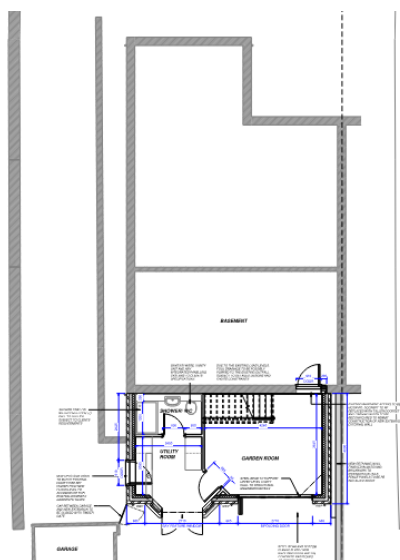
PROPOSED NORTH ELEVATION
1 : 50



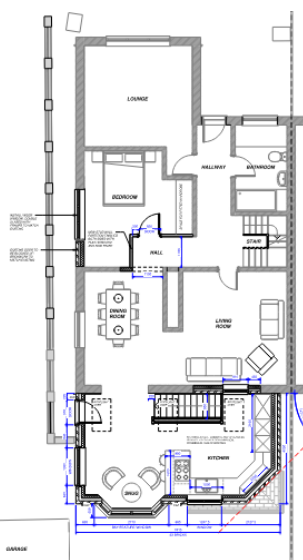
PROPOSED SOUTH ELEVATION
1 : 50



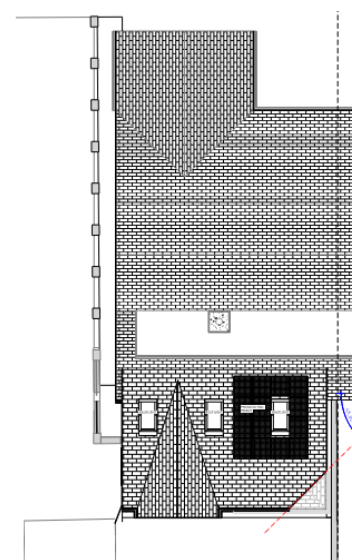
PROPOSED WEST ELEVATION
1 : 50



PROPOSED BASEMENT GA PLAN
1 : 50



PROPOSED GROUND FLOOR GA PLAN
1 : 50



PROPOSED ROOF GA PLAN
1 : 50

Consultations:

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None

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: None

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	
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)?	
2. semi-detached and less than 4m?	
3. if more than 3m are the eaves more than 2.5m in height?	

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Two Storey	Yes, incorporating the lower ground floor, introducing a garden room leading out into the garden.
4. terraced property and less than 2.5m (projection to the rear)?	
5. semi-detached and less than 3.5m?	More than 3.5m. The proposal will have a 4m projection with a bay window set away from the adjoining boundary. To reduce the impact of loss of light to the neighbouring property the corner of the upper floor has been cut to allow for a clear 45° angle from the neighbouring window. This will ensure that the loss of light is kept to a minimum and the overall impact is reduced to an acceptable level. SPD House Extensions states that two storey rear extensions should not normally project further than 3.5m and single storey should not project more than 4m. The proposal is for a two-storey rear extension however, the ground floor is a lower ground floor and will be below the existing boundary treatment. The neighbouring property does not have any windows on the lower ground floor. Taking into account the path of the sun and orientation of the setting in this instance the proposal is found acceptable.
All	
6. materials to match	Yes, will be conditioned
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

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*

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 application has been amended after discussions with the Planning Officer. The proposal has been reduced to 4m in projection with a bay window located away from the adjoining neighbours. Although larger than usually accepted, the 2-storey extension is deemed acceptable due to the mitigation measures within the design and the fact the neighbour does not have any lower ground windows and the lower ground will be below the existing boundary height. For this reason the proposal is acceptable.

Recommendation: Grant subject to conditions: