

Householder Proforma

Application Ref:

2022/0468

Address:

17 Moorland Avenue, Barnsley, S70 6PQ

Neighbour Representations:

No

Property Description:

The applicant's property is a detached red brick dwelling with render featuring located on Moorland Avenue in Barnsley. The dwelling is part single storey and part two storey, with 2 x existing side extensions located on either side of the dwelling (off South and North elevations). To the front is a hard surfaced parking area leading to an attached integral garage to the side. Moorland Avenue is entirely residential but there is some diversity in the street scene with different dwelling types, structures and external materials.



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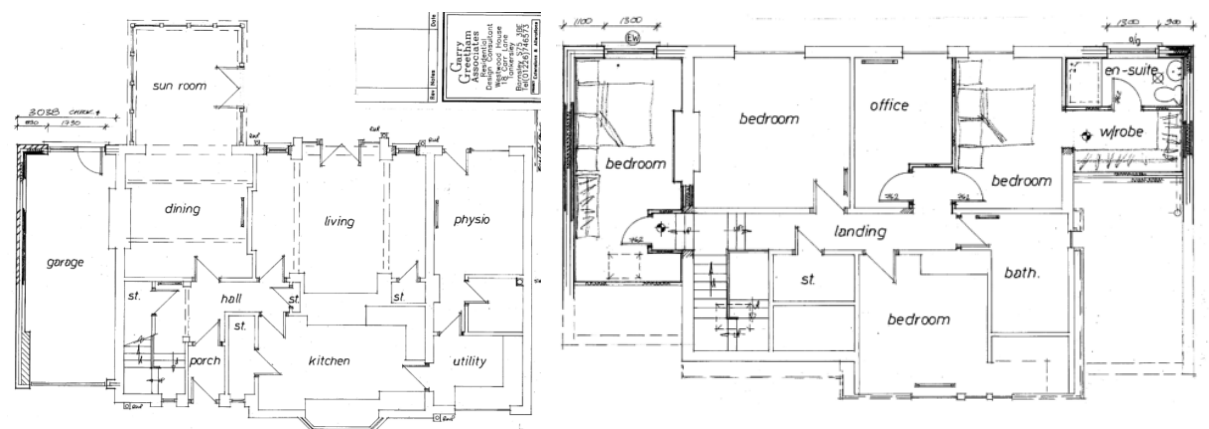
Proposed Extension:

The applicant is seeking approval for the erection of 2 x first floor side extensions, above the existing single storey extensions off the South and North elevations, respectively. The extensions are not identical, with different heights and roof designs. The extension to the South has a height to the eaves of 2.6m and 7.8m to the roof ridge, which matches the existing dwelling's height. The extension to the Northern side is setdown from the existing roof ridge by 1.75m with a height to the eaves (measured at the rear) of 5.2m and a height of 6.2m to the roof ridge. The footprint of the dwelling will not be extended.

Proposed Elevations



Proposed Floor Plans



UDP Designation:

Housing Policy

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Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History:

Acceptable in Principle: Yes

Side Extension 1 (Southern side of dwelling):	Yes / No (include comment if required)
Single Storey	
1. set back	
Two Storey / First Floor	
2. set back / set down (500mm minimum)	No (The extension is built on top of an existing extension and is proposed to be built flush to the existing roof plane and front elevation. This is not in compliance with the SPD as it doesn't have the setback or setdown. However, the existing dwelling's roof arrangement is unusual with a steep yet bulky roof plane. As such, it would be difficult to incorporate a setdown to the roof or setback to the front wall. The setback and setdown for extensions is generally required to ensure that the extension remains subordinate and to reduce the terracing effect. Neither of these elements are considered relevant given that the dwelling is detached, and the footprint is not being increased, with the proposed roof design etc. being an exact match of the existing dwelling. Given the difficulties in incorporating a setback and setdown, the design of the extension is considered to be acceptable without the setback or setdown).
3. less than 2/3 the width of the original dwelling	Yes (Both extensions are built on existing extensions which accumulatively do not extend greater than two-thirds the width of the original. The footprint is not being increased).
All	
4. roof design corresponds to existing	Yes (It is an exact match of the existing dwelling and is built flush to 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 (The proposed extension is flush to the existing front elevation and the roof plane without a setback or setdown. To ensure that there is no unsightly bonding of old and new materials, a planning condition has been added which requires the

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	applicant to submit external materials details upon commencement. The agent has agreed to this).
8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	No

Side Extension 2 (Northern side of dwelling):	Yes / No (include comment if required)
Single Storey	
10. set back	
Two Storey / First Floor	
11. set back / set down (500mm minimum)	Yes (It is built on top of the existing single storey extension but is effectively only being built upwards at the rear – so there is a natural setback from the front which is being retained and the extension is substantially set down by 1.75m).
12. less than 2/3 the width of the original dwelling	Yes (See above comments)
All	
13. roof design corresponds to existing	Yes (The extension creates a significant slope as viewed from the frontage but this is similar to the existing dwelling roof style/pitch and is in keeping with the original).
14. windows / doors of a similar design / proportion	Yes
15. habitable room windows on the side elevation	No
16. materials to match	Yes (See above comments)
17. neighbouring property extended to side or windows?	No
18. Any change to parking or access?	No

Note regarding impact on residential amenity (both extensions):

The proposed extensions are built above existing extensions and do not enlarge the footprint of the dwelling. Both extensions contain rear-facing windows at the first floor, one of which (on the Southern extension) serves a bedroom. This is situated at least 10m from the rear boundary line, and greater than 12m from the rear elevations of the neighbouring properties to the South (nearest being 6 Stone Croft) which is in line with the separation standards within the SPD. Further, it is located c.18m from the front elevation of a neighbouring property at no. 10 Stone Croft. This is slightly less than the required 21m separation distance expected between habitable room windows, but these windows do not face directly onto one another with a slight angle and there is some boundary treatment including a garage and a tree. Despite the slight shortfall, the proposed extension is not considered to result in significant levels of overlooking or a detrimental impact on privacy enjoyed by neighbours.

The window on the rear elevation of the Northern extension is to serve an en-suite and a condition will be attached to ensure that this is obscure glazed and remains as such in the future. This

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extension is located directly to the South of the neighbouring property at no. 15 Moorland Avenue at a close distance. However, there are no windows on the neighbouring side elevation (south-facing) which would be detrimentally affected by overshadowing. It is felt that the proposed Northern extension is therefore acceptable.

Recommendation:

Approve with conditions: