

Householder Proforma

Application Ref: 2022/1044 **Address:** 46 Ings Way Ingbirchworth, Barnsley, S36 7GL



Neighbour Representations: None received

Property Description: The dwelling is a mid-size semi-detached house, constructed of red brick with stone cladding and has been designed with a hipped roof. The property has been extended to the

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rear with a flat roofed conservatory and to the side with an existing car port. Beyond the car port within the rear garden area is a detached garage.

The dwelling is situated at the end of a cul-de-sac characterised by a mix of 2-storey and single storey dwellings. It features a generous sized front garden with a hardstanding driveway passing the side elevation and terminating at the detached garage. The dwelling is neighboured by similar houses, but bungalows constructed of complementary materials are a prominent feature of the wider street scene.

The main dwelling is raised 0.6m above the rear garden ground level, with direct access to the garden from the rear elevation via a small set of steps. The rear garden gently slopes down to the rear boundary. With its raised position, the dwelling is slightly higher than properties located beyond the rear boundary.

Proposed: The application proposes a rear, single-story extension featuring a lean too roof, bi folding doors and 3 Velux windows providing additional light. The rear extension would have a projection of 3m. Leading from the extension is a proposed 0.6m high raised terrace. Auxiliary works include the removal of the existing detached garage and installation of a 2m high close boarded fence, matching the length of the terrace on both side boundary treatments.

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: None

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	

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

Rear Extension:

Single Storey Yes	
1. terraced property and less than 3.5m (projection to rear)?	N/A
2. semi-detached and less than 4m?	Yes, 3m projection
3. if more than 3m are the eaves more than 2.5m in height?	N/A
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	Yes, the plans confirm, red bricks and concrete tiles to match. The windows & doors are similar to the existing ones and are on located on the rear elevation.
7. roof design compliments / ties in well	Yes, the roof ties in well with the existing house design
8. habitable room windows on the side elevation?	No
9. distance to rear boundary (shared with another residential property) 10m or more?	Yes, at most points. The boundary is diagonal and the shortest point to the rear boundary is 9.21m, extending to 12.9m from the rear elevation or 11.1m from the rear of the existing extension.

Front Extension:

	No
1. single storey?	
2. small projection? (confirm measurement)	
3. roof design corresponds to existing	

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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?	
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:

	No
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)	

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Initial concern with overlooking of neighbours' gardens from the raised terrace has been resolved by amended plan 'Drawing 2148/TP/004 REV A 05/12/2022'.

Recommendation: Grant with conditions