

Householder Proforma

Application Ref: 2022/1265 **Address:** 28 Salters Way, Penistone, Barnsley, S36 6UE



Existing Photo & Proposed Sketch (Agent Photo/Sketch)

Neighbour Representations: None

Town Council: No comments received

Property Description:

Situated within a modern estate of broadly similar style dwellings located on the southern edge of Penistone. The dwelling is a mixed red and buff coloured brick, detached house with a heightened cross gable, grey tiled roof. An original feature of the house is an integrated two-story side protrusion, featuring an integrated garage. The side protrusion is set back from both the front and rear elevations. Currently a conservatory is situated on the rear elevation, wrapping around to the rear elevation of the side protrusion.

Proposed:

The proposal is for replacement of the existing conservatory with a single-story rear extension, wrapping around to the rear wall of the side protrusion. The proposed extension would have a maximum rear projection of 3.57m from the existing setback of the side protrusion. The rear projection from the primary rear elevation is 3m. The highest point of the proposed extension, taken at the highest point of the pitched roof is 3.62m. The height of the eaves is 2.69m. The proposed bi-fold doors and rooflights are grey in colour, a common colour for bi-fold doors on rear extensions. On this occasion the colour would complement the existing roof tiles whilst the remaining proposed materials would be a good match for the existing dwelling overall.

Local Plan Designation: Urban fabric

Conservation Area: No

Relevant History: 2006/1346 – Increase height of roof to create habitable rooms in roof space

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

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Impact on neighbours – The extension would replace an existing conservatory. In terms of its projection from the existing house the extension would project no further back than the existing conservatory and would be slightly reduced in height. There would be a blank wall facing the neighbours on either side which, whilst reducing light through compared to the conservatory, would reduce overlooking to the nearby neighbours. In comparison to the existing situation, and given the distance to neighbouring properties and their orientations, it is not considered that the proposal would result in any significant loss of amenity to the near neighbours. The properties to the rear would be 21m away from the development which is adequate distance to protect their amenities.

| | |
|---|----|
| 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, but the extension does not extend beyond 3m from the primary rear elevation. |
| Two Storey | |
| 4. terraced property and less than 2.5m (projection to the rear)? | |

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| | |
|--|--|
| 5. semi-detached and less than 3.5m? | |
| All | |
| 6. materials to match | Yes |
| 7. roof design compliments / ties in well | Yes, although only pitched roof, it does tie in well to the existing roof. |
| 8. habitable room windows on the side elevation? | No |
| 9. distance to rear boundary (shared with another residential property) 10m or more? | Yes, from the original rear elevation. |

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? | |
| 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:

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| | 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) | |

Overall, the size and materials of the proposed extension are reasonably balanced against the size and materials of the existing dwelling and rear garden.

Recommendation: Approve with conditions.