

Householder Proforma

Application Ref:

2022/0575

Address:

84 Applehaigh View, Royston, Barnsley, S71 4JG

Neighbour Representations:

No

Property Description:

The applicant's property is a detached red brick dwelling located on Applehaigh View in Royston. The property has a hard surfaced parking area to the front which leads to an integral garage. The surrounding area is entirely residential with a mix of dwelling type, structures and external materials. However, the applicant's property is located in a row of identical detached red brick dwellings with integral garages. The site is located within the Urban Fabric and to the rear is an area of undeveloped Green Belt land.



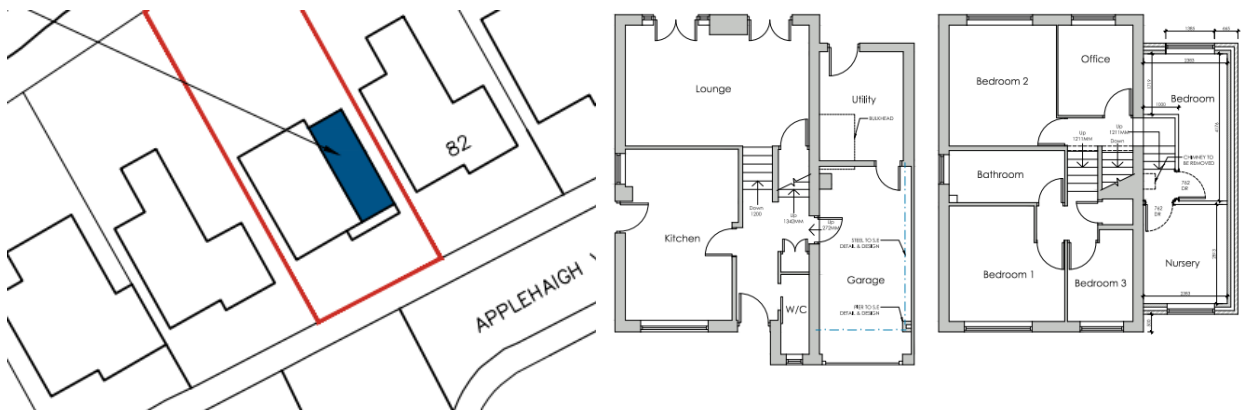
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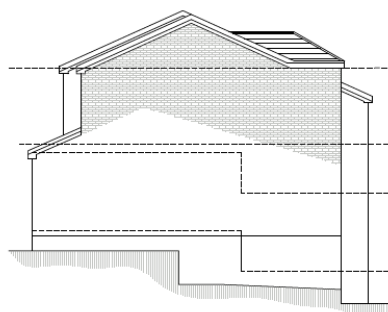
Proposed Extension

The applicant is seeking approval for the erection of a first-floor side extension to the dwelling above the existing integral garage. The extension has been amended to feature the following changes:

1. Introduction of a setback and setdown to the extension,
2. Introduction of a hipped roof to the rear section of the extension,
3. Reduction to the size of the first-floor window on the rear elevation.



**PROPOSED
FRONT ELEVATION**
SCALE 1:100



**PROPOSED
SIDE ELEVATION**
SCALE 1:100



**PROPOSED
REAR ELEVATION**
SCALE 1:100

UDP Designation:

Housing Policy

Local Plan Designation:

Urban Fabric

Conservation Area:

No

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Relevant History: None

Acceptable in Principle: Yes

Side Extension	Yes / No (include comment if required)
Single Storey	
1. set back	
Two Storey / First Floor	
2. set back / set down (500mm minimum)	Yes (0.5m setback and 0.15m setdown)
3. less than 2/3 the width of the original dwelling	Yes
All	
4. roof design corresponds to existing	Yes (The original proposal showed that the front section of the extension featured a pitched roof to match the existing whilst the rear section featured a flat roof. This has been amended to a pitched roof at the back too which is an improvement and is acceptable.)
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	No
7. materials to match	Yes (Will be conditioned).
8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	No

Note regarding eaves height – The dwelling is split level with the garage/utility areas slightly higher than the garden area and the habitable room area within the rest of the house. This results in the eaves height of the rear elevation being higher than the existing rear elevation. This is not strictly in accordance with the SPD as it states that extensions should be subordinate to the existing dwelling which isn't applicable given that the eaves height is higher. However, this is on the rear elevation and is not visible to the front/road as it is screened by the existing dwelling and neighbouring properties. To the immediate rear of the site is an undeveloped field with a stable and no residential properties looking onto it from the rear. Additionally, the large window size has been reduced on the amended plan to make the extension less prominent.

Given that the rear part of the extension is not visible from the street and has no impact on the street scene or character of the area, it is considered to be acceptable.

Recommendation:

Approve with conditions