

# Householder Proforma

**Application Ref:** 2023/0518    **Address:** 2 Highwood Close, Kexbrough, Barnsley, S75 5JN

**Neighbour Representations:** None

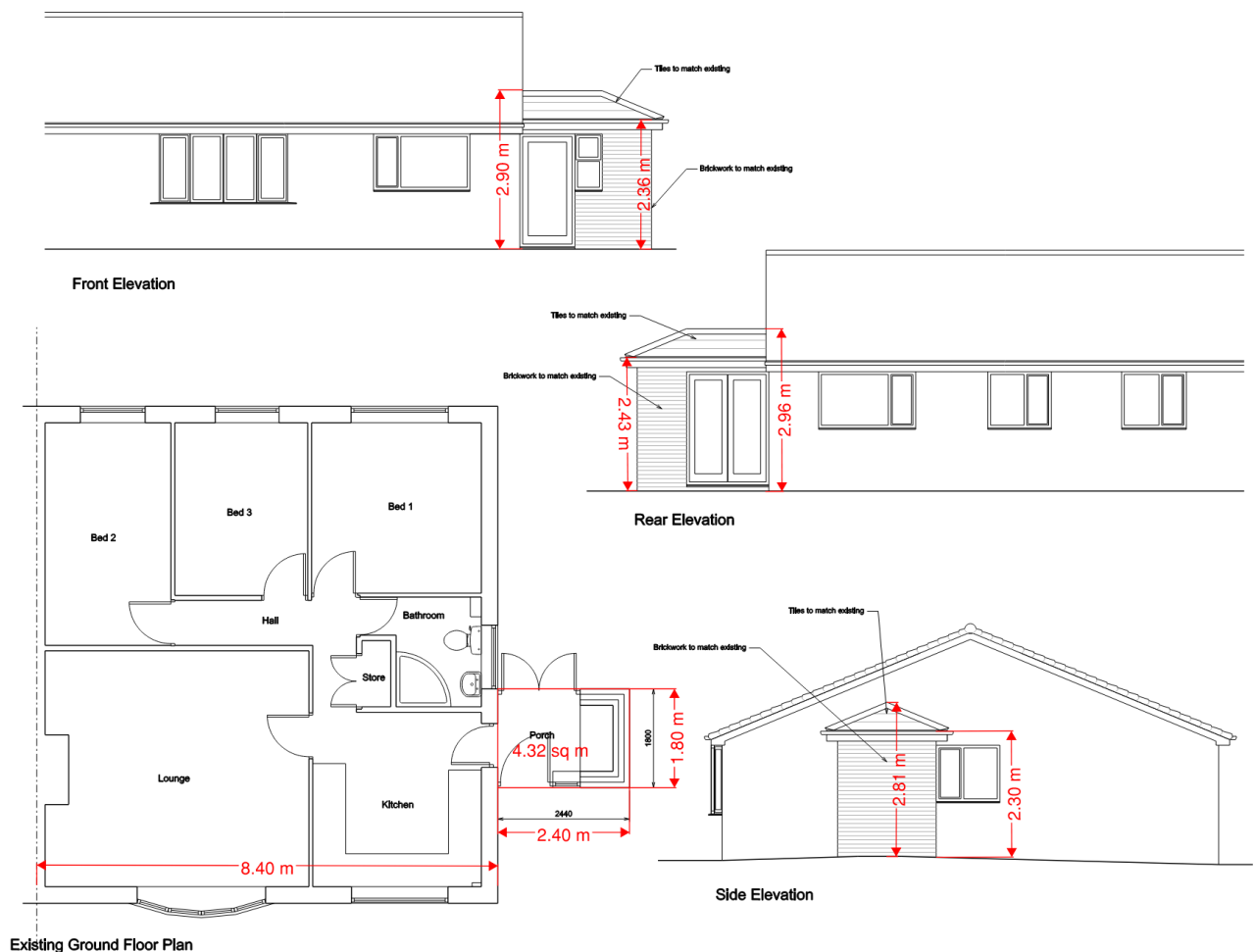
## Property Description:

The dwelling is a three-bedroom semi-detached bungalow featuring red brick on the front elevation and yellow brick on the side and rear elevation. The roof is grey tiled and the windows and doors white UPVC.

Set within a large corner plot of Highwood Close & Priestley Avenue, the side and rear garden are enclosed by a wooden fence with a separated area of off-road parking accessed from Priestley Avenue. The front garden is predominantly open-plan and lawned but with a low hedge to the side boundary and some planting in the front boundary.

## Proposed:

The proposal is for a modest sized side extension in the style of a porch. The proposal would be located with a currently enclosed area of the garden. The size of the extension is less than 50% of the distance between the dwelling and the highway.



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**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

|                                                       |                                                                |
|-------------------------------------------------------|----------------------------------------------------------------|
| <b>Side Extension:</b>                                | Yes                                                            |
| Single Storey                                         |                                                                |
| 1. set back                                           | Yes, because it's a porch rather than a full-length extension. |
| Two Storey / First Floor                              |                                                                |
| 2. set back / set down (500mm minimum)                | n/a                                                            |
| 3. less than 2/3 the width of the original dwelling   | n/a                                                            |
| All                                                   |                                                                |
| 4. roof design corresponds to existing                | Yes                                                            |
| 5. windows / doors of a similar design / proportion   | Yes                                                            |
| 6. habitable room windows on the side elevation       | No                                                             |
| 7. materials to match                                 | Yes                                                            |
| 8. neighbouring property extended to side or windows? | n/a                                                            |
| 9. Any change to parking or access?                   | No                                                             |

### Rear Extension:

|                                                                   |    |
|-------------------------------------------------------------------|----|
|                                                                   | No |
| 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?        |    |
| Two Storey                                                        |    |
| 4. terraced property and less than 2.5m (projection to the rear)? |    |
| 5. semi-detached and less than 3.5m?                              |    |

## Householder Proforma

|                                                                                      |  |
|--------------------------------------------------------------------------------------|--|
| All                                                                                  |  |
| 6. materials to match                                                                |  |
| 7. roof design compliments / ties in well                                            |  |
| 8. habitable room windows on the side elevation?                                     |  |
| 9. distance to rear boundary (shared with another residential property) 10m or more? |  |

### 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:

|                      |              |
|----------------------|--------------|
|                      | Measurements |
| 1. Original dwelling |              |

## Householder Proforma

|                                                                                                              |  |
|--------------------------------------------------------------------------------------------------------------|--|
| 2. proposed extensions                                                                                       |  |
| 3. any existing extensions<br>(the lean-to extension may not be modern but included it in here just in case) |  |
| 4. total extensions (including proposed)                                                                     |  |

As the proposal is for modest side extension, akin to a porch, there is limited impact within the street scene, and it does not affect the character of the house. With the current existing fencing, the proposal is further shielded from the street scene.

**Recommendation:** Approve with conditions