

# Householder Proforma

**Application Ref:**

2022/0347

**Address:**

23 Rochester Road, Monk Bretton, Barnsley, S71 2NJ

**Neighbour Representations:**

No

## Property Description:

The applicant's property is a semi-detached property largely constructed from buff brick with timber/timber effect cladding on the frontage in white. The site is a corner plot located on the corner of Rochester Road and Wellington Close in Monk Bretton with the frontage of the dwelling facing South-East onto Wellington Close. The property benefits from 2 x parking spaces to the side (access from Rochester Road), one of which leads to a flat roof detached garage. The dwelling is at a slightly lower level than Rochester Road, with a slope down to the garage and drop into the rear garden area. The surrounding area is entirely residential with many properties on Wellington Close being identical to the applicants, however there is some diversity nearby with a variety of dwelling type, structure, external materials and general appearance.

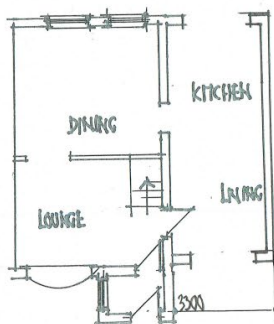


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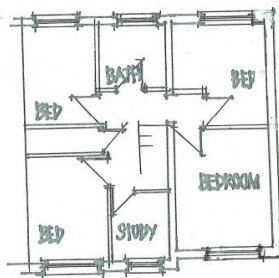


## Proposed Extension:

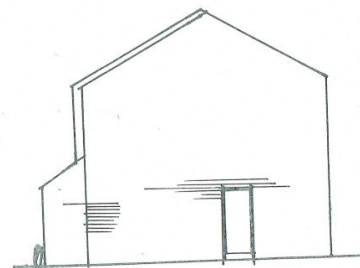
The applicant is seeking approval for the erection of a two-storey side extension to the dwelling. The extension will project 3.3m, with a setback in the front wall level of 0.3m, with a pitched roof with a height of 5.7m to the eaves and 7.85m to the roof ridge at the highest point.



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

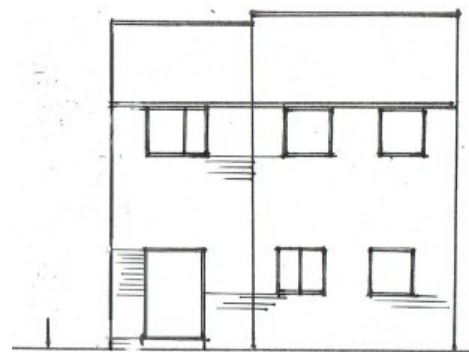


PROPOSED SIDE ELEVATION

SCALE 1:100



PROPOSED FRONT



PROPOSED REAR

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**UDP Designation:** Housing Policy

**Local Plan Designation:** Urban Fabric

**Conservation Area:** No

**Relevant History:**

B/79/0751/BA: Erection of private garage (Historic)

2015/0598: Extension of an existing dropped kerb (Withdrawn)

2021/1239: Erection of two storey side extension and construction of boundary retaining wall on Rochester Road frontage (Refused)

**Acceptable in Principle:** Yes

<b>Side Extension:</b>	Yes / No (include comment if required)
Single Storey	
1. set back	
Two Storey / First Floor	
2. set back / set down (500mm minimum)	Yes (0.3m, which is less than the required 0.5m as mentioned in the Council's SPD for House Extensions but 0.3m is sufficient enough to achieve the goal of this policy which is to ensure that the extension remains subservient to the existing dwelling).
3. less than 2/3 the width of the original dwelling	No (Slightly more – c.69% with the existing width of the dwelling being 4.8m and the proposed extension being 3.3m projection. However, this is a nominal amount over the restriction and does not present any significant concerns).
All	
4. roof design corresponds to existing	Yes

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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 (There neighbouring properties nearby which have been extended, such as on Rochester Road directly adjacent but these have no/very little bearing on the dwelling/extension. The immediate neighbouring property has not been extended).
9. Any change to parking or access?	Yes (The dwelling has two parking spaces to the side of the site but one of which does not have a dropped kerb in front of it. The agent was asked whether it was the applicant's intention to drop the kerb to the front of the parking area to allow for a vehicle to easily park on the site. The agent and applicant agreed to this and amended the site plan to show an extension of the dropped kerb in line with the above. However, this falls slightly outside of the realm of planning control as dropping the kerb on an unclassified road does not require planning permission and the process of doing so is a highways matter rather than a planning matter. An informative note will be included on any decision notice which covers this, and it is felt that the amended site plan is sufficient to enable some planning control in terms of the development having to adhere to the approved plans. Overall, the development complies with the Council's SPD for parking as it retains at least 2 x parking spaces for the dwelling. No issues with parking or highways safety).

**Note** – There is a habitable room window on the first floor of the rear elevation which faces towards the neighbouring property, but this is at around 9m the rear boundary line. This is slightly less than the minimum 10m separation as requested within the Council's SPD however it looks onto the very rear portion of no. 4 Wellington Close and not the rear elevation or immediate area next to the rear elevation which is typically used for sitting and socialising. Additionally, the proposed window is similar to the existing dwelling having a first-floor rear-facing bedroom window. It is felt therefore that the 1m shortfall is not significant enough to represent serious concerns with loss of privacy.

**Recommendation:**

**Approve** with conditions