

Householder Proforma

Application Ref:

2022/1197

Address:

37 Armroyd Lane, Elsecar, Barnsley

Neighbour Representations:

No

Property Description:

The applicant's property is a detached dwelling located on Armroyd Lane in Elsecar. The dwelling is detached, with a very steep pitched roof and timber cladding on part of the front and rear elevations, somewhat resembling a chalet-style design. The dwelling has a single storey conservatory on the rear elevation and a flat roofed dormer on the East-facing roof pitch. To the front is a hard surfaced parking area, bounded by a dwarf stone wall and a set of gates on the access supported by stone columns.

The site is located in the Urban Fabric in what is largely residential area. However, Armroyd Lane also has the entrance into Elsecar Park (beginning 65m to the East of the site), as well as a public house (The Milton Arms) and Elsecar Cricket Club and associated club house/drinking establishment, further to the East. The surrounding residential are fairly diverse in terms of their external appearance, including dwelling type, structure and external materials.



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Proposed Development:

The applicant is seeking approval for the following pieces of development:

1. Erection of two storey rear extension,
2. Removal of timber cladding on the front elevation and addition of render to the majority of the front elevation (with the exception of the red brick columns on either side of the frontage),
3. Addition of a small area of render to the ground floor of the East (Side) elevation.

The extension has been amended to remove a window from the rear elevation of the extension, and the replacement of 2 windows on the side elevation with a singular window which is more in keeping with the existing.

UDP Designation: Housing Policy

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: None

Acceptable in Principle: Yes

Rear Extension:

	Yes / No (include comment if required)
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	

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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	<p>No (External materials are render which is does not match the existing red brick and timber cladding. This is therefore not in compliance with the SPD which requires extension to feature matching materials. However, render is very common in the street scene being visible on all immediately neighbouring properties. Also, the proposed extension is to the rear and the site visit showed that it would be substantially screened from view by the exiting dwelling and neighbouring properties. Additionally, the development seeks to add render onto the frontage, which is acceptable in itself and the extension will complement the additional render on the frontage. Building the extension from render is not in compliance with the SPD but the impact on the street scene is very minimal and is considered to be acceptable. The other materials, such as windows and doors is acceptable).</p>
7. roof design compliments / ties in well	<p>Yes (The extension largely seeks to replicate the existing dwelling which has an unusual very steep pitched roof, in a chalet-style. The site has an existing detached garage to the rear/side of the dwelling which is being retained and the width of the extension is therefore not across the entire of the rear elevation. This creates a much higher eaves on the Eastern-facing side elevation than the existing dwelling, however the eaves height (4.85m) is not particularly excessive. Whilst this does not fully match the existing, the fact that the extension is set in by 2.35m from the existing side elevation of the dwelling means that it will be not be visible from the road. The extensions impact on the street scene and character of the dwelling is therefore very limited and is acceptable).</p>
8. habitable room windows on the side elevation?	<p>Yes (1 x window is positioned on the first floor serving the bedroom, but this is high level and is to allow additional light into the bedroom. There will be no/very little overlooking through the window, with views obstructed into the neighbouring property</p>

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	(no. 35) by the applicant's garage and neighbour's garage which is of a large size. The ground floor of the extension contains a window serving the living/dining room, but this is at ground floor level and looks directly onto the applicant's garage and not into the neighbouring property.)
9. distance to rear boundary (shared with another residential property) 10m or more?	Yes (Significant distance of 45m to the rear boundary line, no overlooking).

Note re. residential amenity impact – The rear projection of the extension is fairly large (6m) for a two-storey extension, but the dwelling is detached and is situated in a fairly large plot with a significant distance to the rear boundary (45m) which is not shared with a neighbouring property. The extension is situated to the East and West, respectively, of the immediate neighbouring properties (not directly to the South), with a separation distance retained to each neighbour. The extension will therefore not have a significant impact on the residential amenity enjoyed by neighbouring properties through loss of outlook, overshadowing or overlooking.

Proposed external alterations

Part of the timber cladding on the front elevation has been removed exposing a layer of blockwork and the remaining cladding will also be removed. The majority of the front elevation will be rendered in an off-white (antique white) colour with the exception of the red brick columns on either side of the frontage which will be retained. A small section of the side elevation will also be rendered underneath the ground floor window.

The addition of render on the dwelling will fundamentally change the character and appearance of the dwelling, but it is found in an area which is diverse with no one dwelling type, structure or external material which forms a uniformed street scene. Indeed, the existing dwelling is somewhat unique in the street scene given its Chalet-style, with a very steep pitched roof and the timber cladding on the frontage. The immediately surrounding dwellings all feature render and it is considered that proposed addition of render on the visible elevations will clearly fit into the street scene, which is comprised of a mix of materials, including render.

Recommendation:

Approve with conditions