

Householder Proforma

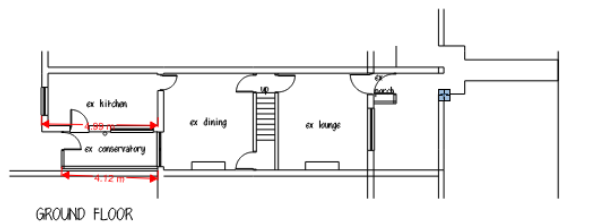
Application Ref: 2024/0031 **Address:** 50 Barnsley Road, Brierley, S72 9LD

Application: Single storey rear extension to two storey terraced dwelling

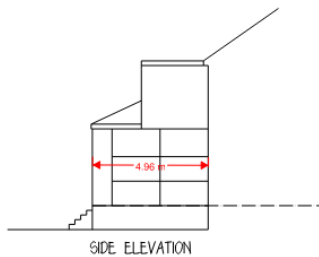
Neighbour Representations: None

Property Description: The site is located within a densely residential area amongst similarly designed properties. The property is a mid-terraced dwelling fronting Barnsley Road in Brierley. To the rear of the property is an enclosed yard with existing extensions. The extensions are a 2-storey rear extension with a single storey flat roofed rear extension beyond which mirrors the adjoining neighbours and single storey conservatory. A shared access road runs through the site separating it in to two parts. Beyond the access road at the rear is a detached garage with a garden area behind.

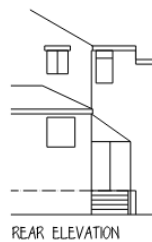
It is noted that planning permission for the erection of a ramp at the front of the property is also sought within application 2024/0063. The ramp does not form part of this application.



GROUND FLOOR



SIDE ELEVATION

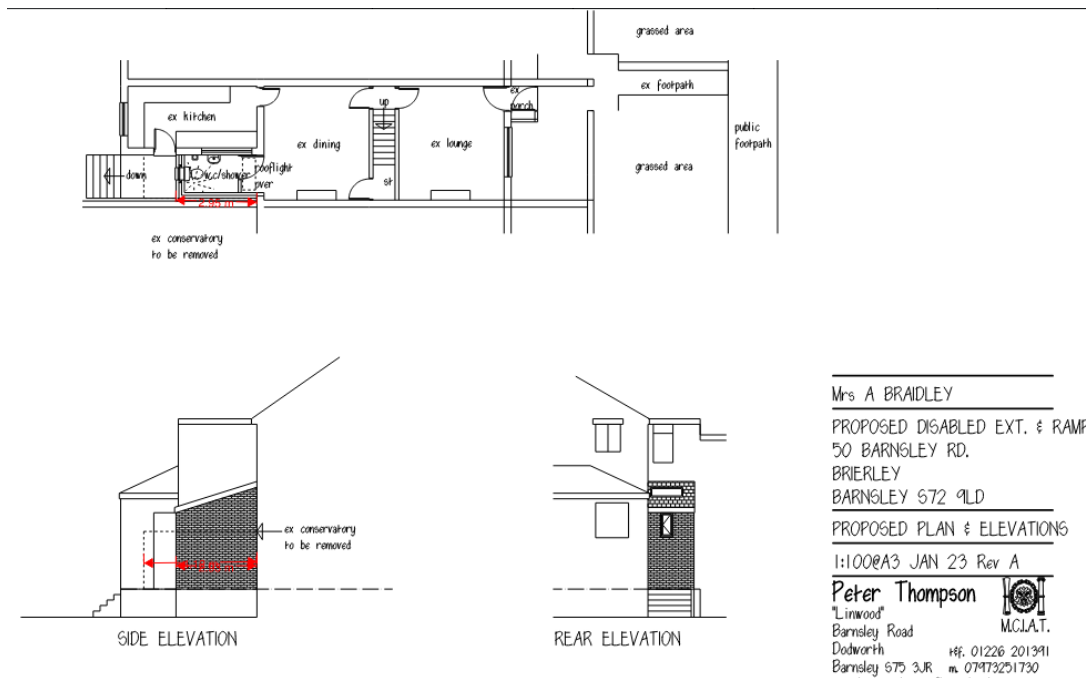


REAR ELEVATION

Mrs A BRADLEY
PROPOSED DISABLED EXT. & RAMP
50 BARNSELY RD.
BRIERLEY
BARNSELY S72 9LD
EXISTING PLAN & ELEVATIONS
1:100@A3 JAN 23
Peter Thompson
"Linwood"
Barnsley Road
Dodworth
M.C.I.A.T.
REF. 01226 201391

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Proposed: The proposal is for a single storey rear extension to replace the existing conservatory at the rear of the property. The existing conservatory projects to the rear by 4.12m. This proposed rear extension will provide a shower room and W/C. The proposal will project to the rear by 2.95m, measure 1.68m in width, 2.79m to the eaves and 3.92m total height. The extension will be erected in matching materials with a lean to roof design. A window will face to the rear along with a roof light.



Consultations: None

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: 2024/0063 Disabled access ramp and block paved footpath to front of dwelling

Acceptable in Principle: The proposal is acceptable in principle. Extensions to domestic properties are acceptable in principle subject to the following assessment:

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.	

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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)?	Yes, 2.95m
2. semi-detached and less than 4m?	
3. if more than 3m are the eaves more than 2.5m in height?	Not more than 3m
Two Storey	
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	Yes
7. roof design compliments / ties in well	Yes, lean to
8. habitable room windows on the side elevation?	No
9. distance to rear boundary (shared with another residential property) 10m or more?	Rear boundary not shared with residential property

Front Extension:

	No
1. single storey?	
2. small projection? (confirm measurement)	
3. roof design corresponds to existing.	

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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	
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)	

Recommendation: Grant subject to conditions: