

Householder Proforma

Application Ref: 2024/0957 **Address:** 9 Huskar Close, Silkstone, Barnsley, S75 4SX

Applicant: Mr and Mrs Rycroft

Application: Erection of first floor front extension above existing porch/entrance

Neighbour Representations: None

Property Description: The dwelling is a modern red brick detached house with yellow stone accents and white UPVC windows. The street scene comprises of similar dwellings on a modest L shaped cul-de-sac. Although the integrated garage has been converted into utility space, there is ample parking in front of the dwelling. Permitted development rights have not been removed from the dwelling.



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Ordnance Survey O100031673

Site Location Plan

 Land under client ownership

0 10m 20m 50m



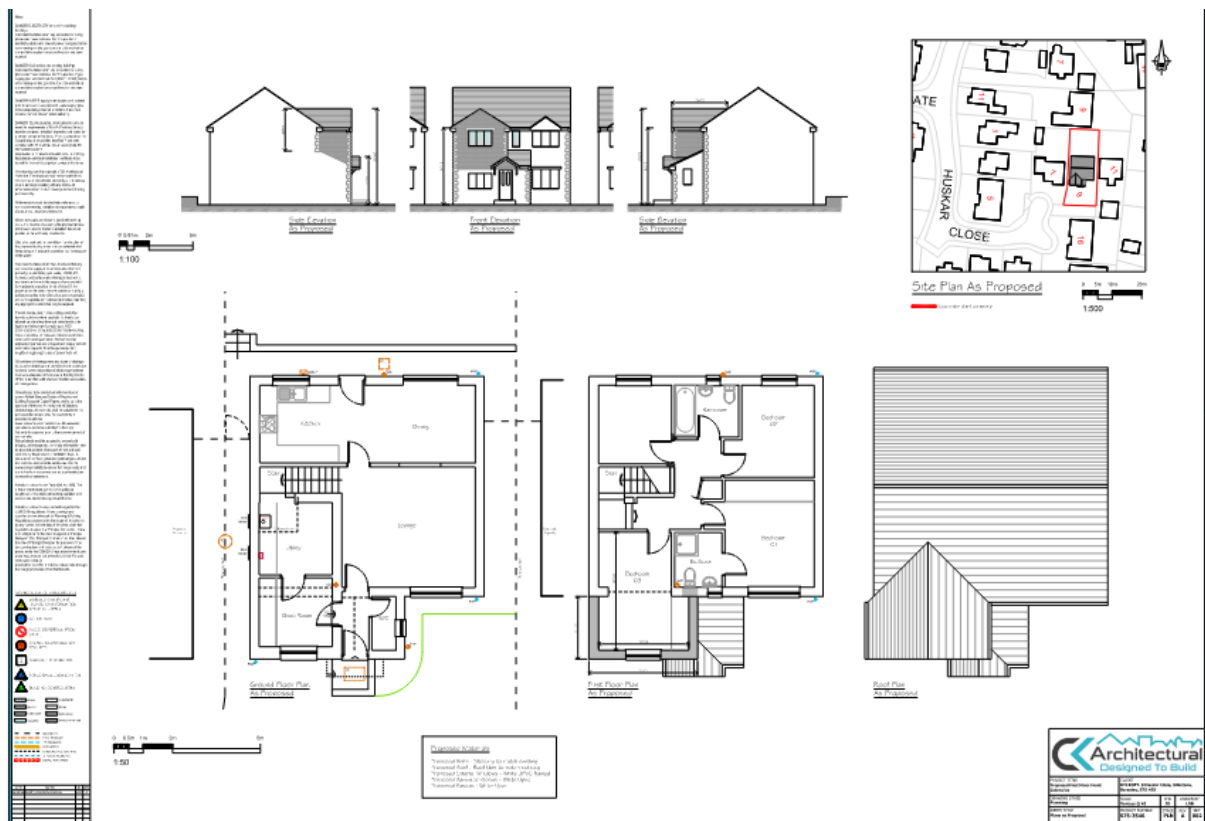
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Proposed: The proposal is for the erection of a first-floor front extension above the existing porch. The proposal will project 2.14m to the front and measure 3.7m in width. The proposal has been designed with a gable fronted pitched roof. The proposal will be in matching materials and will provide a bedroom extension at first floor level.

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Consultations:

Silkstone Parish Council – No comments

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History:

2022/0639 Lawful development certificate for proposed development of conversion of an existing garage to form a utility and boot room including the infill of an existing garage door and formation of a window - Granted.

2023/0493 Lawful development certificate for proposed loft conversion works including dormer - Granted.

2023/0857 Proposed front and rear dormer loft extension to 2 storey dwelling - Withdrawn.

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	

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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	
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:

	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?	
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:

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	Yes
1. single storey?	No, second storey
2. small projection? (confirm measurement)	Yes, 2.14m
3. roof design corresponds to existing.	Yes, pitched roof design in keeping with the host property. Gable fronting.
4. windows / doors of a similar design / proportion	Yes, similar design and in proportion.
5. materials to match	Yes, matching materials.

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: