

Householder Proforma

Application Ref: 2024/0745 **Address:** 229 Staincross Common, Staincross, Barnsley, S75 6JD

Applicant: Ms Sally Oakey

Application: Single storey side and rear extension to 2 storey semi-detached dwelling

Neighbour Representations: None

Property Description: The site is located on Staincross Common in the heart of Staincross. Staincross Common is characterised by detached and semi-detached dwellings. The site is large and backs onto an area of greenspace. The site consists of a large semi-detached dwelling, constructed in red brick with a hipped roof design. The property has an existing small side and rear extension along with a detached garage located at the rear of the property. The property is set back with a large garden to both the front and rear and a long driveway leading down the side of the property to the garage providing ample off-street parking. There are bay windows on both the front and rear elevations, and a canopy across the frontage.

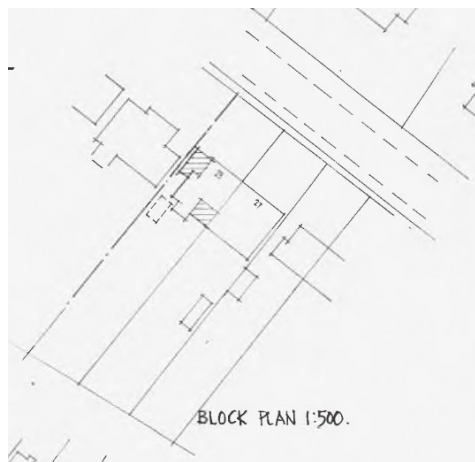
It is noted that the adjoining property has an existing single storey lean to extension at the rear close to the shared boundary.



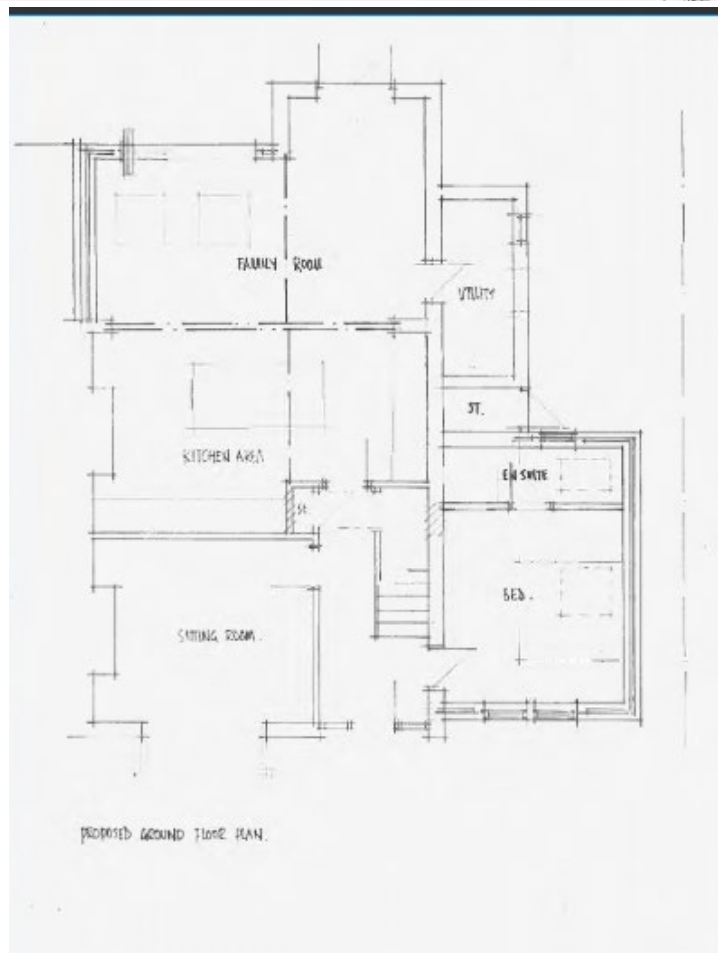
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Proposed: The proposal is for a single storey side extension located in front of the existing. The extension will be set back from the front of the property by approximately 0.3m, projecting to the side 3.66m and will connect to the existing side extension. The side extension has been designed with a lean to roof and will create an additional bedroom and ensuite.

The application also proposes a single storey rear extension replacing the rear bay window. The rear extension will project in line with the neighbours, projecting to the rear by 3.25m. This will also be connected to the existing extensions. This will provide a family room. The extensions when viewed as a whole will wrap around both the side and rear of the property.



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Consultations:

Highways – No objections

Local Plan Designation: Urban Fabric

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Conservation Area: No

Relevant History: None

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

Side Extension:	Yes
Single Storey	
1. set back	Yes, 0.3m
Two Storey / First Floor	
2. set back / set down (500mm minimum)	
3. less than 2/3 the width of the original dwelling	Yes
All	
4. roof design corresponds to existing	Yes, the proposed side extension has been designed with a lean to roof design.
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	No
7. materials to match	Yes, although this has not been stated on the plans it will be conditioned.
8. neighbouring property extended to side or windows?	The adjacent neighbour does not have any side facing windows.
9. Any change to parking or access?	The property benefits from an existing access with a long driveway, sufficient in length to park more than 2 vehicles. Even with the extension, the driveway remains sufficiently long for two or more vehicles. As such, there are no objections to the application from a highways point of view.

Rear Extension:

	Yes
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	Yes, 3.66m
3. if more than 3m are the eaves more than 2.5m in height?	No, 2.38m
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	Yes, this will be conditioned
7. roof design compliments / ties in well	Yes, lean to roof design in keeping with the existing property.
8. habitable room windows on the side elevation?	No
9. distance to rear boundary (shared with another residential property) 10m or more?	Yes

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*

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
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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: