

Householder Proforma

Application Ref: 2023/0204

Address: 12A Corner House, Summerford, Ingbirchworth, Barnsley S36 7GS

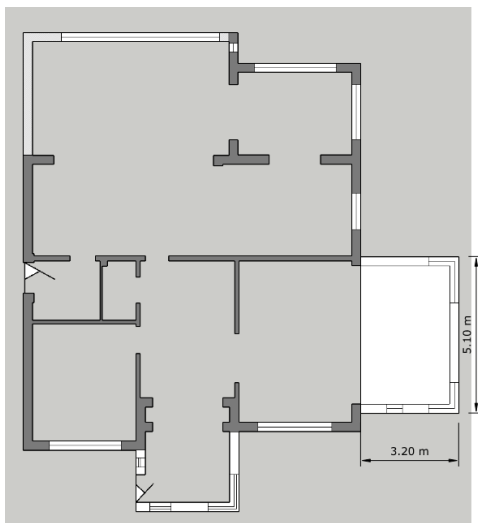
Neighbour Representations: None

Property Description:

The dwelling is a large stone, double fronted detached dwelling. Located on a corner plot of a contemporary estate of similar dwellings, the dwelling features a dark grey tiled gable roof with two integrated front elevation dormers. The dwelling has an attached garage block to the left side of the front elevation and a modest sized front extension has additionally been added to the front elevation. On the existing side elevation, a large glass door opens on to the side garden.

Proposed:

The proposal is a for a single-story side extension with a projection of 3.2m. It proposed to be constructed of similar materials and would feature a single pitched roof. The proposed windows would match those in the existing front elevation extension.



Proposed Ground Floor Plan



South East (Rear) elevation



South West (side) elevation



North West (Front) elevation

Proposed Plans, Rear, Side and Front Elevations

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Measurements:

- Side Projection: 3.2m
- Length: 5.10m
- Eaves: 2.6m
- Height: 3.55m
- Extension as percentage of original dwelling width: 29%
- Distance between existing side elevation and boundary adjacent to highway 6.8m to 11.4m, midpoint = 9.1m
- Extension as a percentage of width from side elevation to boundary midpoint 35%
- Approximate distance between proposed completed extension and rear boundary 3m

Local Plan Designation: Urban Fabric

Conservation Area: No

Consultations: Parish Council – No Comment

Relevant History:

- **2014/0198 & 2015/0835:** Erection of 13 detached dwellinghouses with associated access, car parking and landscaping – Approved 25th June 2014 and variation of conditions 2 and 17 - Approved 23rd September 2015
- **2019 /1207:** Single storey extension to rear and single storey extension to side of existing garage – Approved 25th November 2019
- **2020/0732:** Erection of a single storey front porch extension – Approved 25th September

Acceptable in Principle: Yes, extensions to domestic properties are acceptable in principle subject to the assessment below

Side Extension:	Yes
Single Storey	
1. set back	Yes
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	Yes
5. windows / doors of a similar design / proportion	Yes, very similar to those in the existing front extension.
6. habitable room windows on the side elevation	Yes
7. materials to match	Yes

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8. neighbouring property extended to side or windows?	The neighbouring dwelling has a ground floor kitchen and utility windows along with a first storey ensuite window on the side elevation. The neighbour is not adjacent to the dwelling, it is approximately 15-20m south-west of the applicant's dwelling.
9. Any change to parking or access?	No

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:

	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	

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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)	

The size, materials and location of the proposal has been assessed and everything except the location would meet the requirements of permitted development. Due to the proposal being situated between an elevation and a highway, a full assessment has been completed. The assessment found that the extension would not have a negative effect upon the amenity of the neighbouring dwellings and the extension does not look out of character with either the existing dwelling, neighbouring dwellings, or the broader area.

Recommendation: Approve with conditions