

# Householder Proforma

Application Ref: 2022/0982

Address: 2 Hawthorne Court, Kexbrough, S75 5FF



**Property Description:** The site is located within a gated cul-de-sac off Upperfield Lane in Kexbrough. The site is set back from the main road within the cul-de-sac of Hawthorne Court, backing onto school fields to the rear. The site consists of a large red brick dwelling with a pitched roof and an existing 1.5 storey side extension providing a double garage and bedroom above served with two small front dormers and a small balcony to the rear. The property is set back from the road with a walled garden area and driveway to the front. The property has a gable fronted front column projection serving the hallways of both the ground and first floors. There is a pitched roof rear dormer to the rear of the garage at first floor level with patio doors serving the existing balcony.

**Proposed:** The proposal is to remove the existing balcony and replace with a single storey rear extension combined but in 2 parts. Part 1 projects to the rear of the garage 5.3m and measures 6.36m in width providing a larger rear balcony. This part of the proposal has been designed in matching brick work with a parapet wall above and glazed balcony railings facing the rear garden. Part 2 projects 4.24m, measures 6.68m in width and 3.13m to the eaves. This will also have a flat roof construction with a central roof lantern and will be rendered off white with oak effect boarding on the side elevation.

The proposal is also to erect a stone cast porch/ canopy designed with columns measuring 1.6m x 3.29m across the projected front door. A large flat roofed dormer extension was later added to this proposal; however, this does not require planning permission as it falls under permitted development, therefore does not form part of this assessment. The application also proposes the erection of a 3m high brick wall along the rear boundary shared with the school.

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**Consultations:** None

**Neighbour Representations:** None

**Local Plan Designation:** Urban Fabric

**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:	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	
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?	

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9. Any change to parking or access?	
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### Rear Extension:

	Yes
Single Storey	Yes
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?	<p>The rear extension projects 5.3m with a parapet wall above one part and eaves more than 2.5m at 3.13m to part 2. The property is a detached dwelling with neighbouring dwellings to the North and South of the site and is set within a large, fenced garden area. To the North situated along the shared boundary is a large 1.5 storey detached garage with games room above. The proposals are not expected to impact on this property in any way. The neighbouring property to the South is located 18m away from the proposals. The proposed extensions have a flat roof. When the distance of the development to the neighbouring property is addressed, the proposed raised eaves are not expected to cause any loss of amenity in line with local plan policy.</p>
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	<p>In part, part 1 of the rear extension will be in matching brick, where as part 2 will be in render. The Council expects extensions to be in matching materials where the proposals can be viewed from the surrounding street scene. The proposal has</p>

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	<p>been assessed by both the planner and senior planner regarding this matter and in this instance, due to the well bound rear garden area and sheltered nature of the cul-de-sac the proposed render is not expected to be viewable from the main street scene and is therefore in this instance acceptable. The front porch will be in stone, and although not matching there are stone features amongst the dwellings within this cul-de-sac therefore is not expected to look totally alien within this setting in line with local plan policy.</p>
7. roof design compliments / ties in well	<p>Flat roofs are not usually encouraged with the Barnsley borough. The flat roof design is not in keeping with the existing property, however, due to the nature of the proposal providing a balcony and replacing the existing, and the rear position of the extension, the proposal is in this instance an acceptable design form as the impact to the street scene will be minimal.</p>
8. habitable room windows on the side elevation?	No
9. distance to rear boundary (shared with another residential property) 10m or more?	<p>Rear boundary shared with school fields at a distance of 7.3m. A new boundary wall will be erected along this boundary at 3m will provide an adequate privacy screen.</p>

### Front Extension:

	Yes
1. single storey?	Yes
2. small projection? (confirm measurement)	Yes, the proposal is for a stone canopy/ porch projecting 1.6m
3. roof design corresponds to existing	<p>The roof of the canopy will be flat which does not correspond with the existing. The host property is an individually designed property amongst a gated cul-de-sac of just six dwellings. The proposal is for a small canopy and although without a corresponding roof design, due to the nature and size of the proposal is not expected to impair visual amenity of the area.</p>
4. windows / doors of a similar design / proportion	Yes

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5. materials to match	No, the proposal is for a stone cast porch/ canopy erected on a red brick dwelling. However, there is evidence of stone brick work used within neighbouring properties therefore the proposal is not expected to introduce an alien feature within the surrounding street scene.
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### Dormer Extension

	Permitted Development
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)	

**In terms of the balcony, as can be seen from the photo below it would be replacing an existing balcony and to the side would look onto a large one and half storey garage whilst to the rear are school playgrounds so it would not result in any greater impact on neighbouring amenities.**

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The proposed 3m high boundary wall would mainly be on the boundary with the school playing fields. It would only partly border the back boundary of 1 Hawthorne Court and 166 Churchfield Lane but these neighbouring properties either have their side elevation facing the wall or are sufficient distance away to be unaffected. The wall would be brick to match the property so would not be of detriment to the visual amenities of the area.

**Recommendation:** Grant subject to conditions