

Application Ref:

2021/0695

Address:

62 Barnsley Road, Wombwell, Barnsley

Neighbour Representations: No

Property Description:

The property is a detached two storey dwelling with a rear flat roofed single storey extension. The property has an existing raised patio area which provides stepped access to the garden due to the change in levels. The rear of the property faces onto 51 and 55 Rimington Road. The neighbouring dwelling number 60 also has a single storey rear extension with a flat roof and number 64 has cream render to its rear elevation.







Other flat roof extensions to the rear and photo showing adjacent property cream rendered to rear

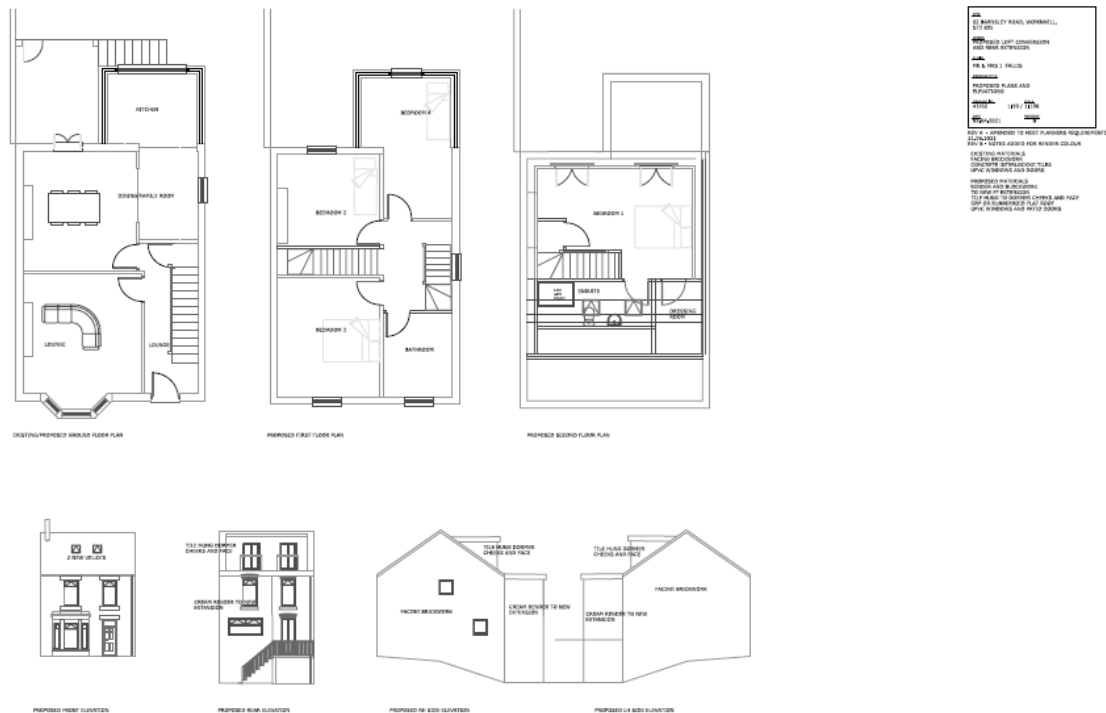


Proposed Extension:

The proposal involves the erection of a first floor rear extension and loft conversion with dormer extension to dwelling. The plans have been amended during the course of the application and the proposed second floor extension has been removed and the dormer window amended. The proposed loft conversion and rear dormer window is now permitted development and has matching materials to the roof, therefore the first floor extension is only under consideration.

The first floor extension is set over an existing single storey flat roof extension of the same dimensions and projects 2.75m from the rear. The extension has also been designed with a flat roof as it would not be possible to have a pitched roof on the extension due to the proposed dormer window. The

proposed extension allows for the increase in size of an existing bedroom. The proposed extension is to be cream rendered and the proposed dormer would have matching rooftiles.



Local Plan Designation: Urban Fabric
Conservation Area: No
Relevant History: No
Acceptable in Principle: Yes

Side Extension:	Yes / No (include comment if required)
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?	

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

	Yes / No (include comment if required)
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?	Detached dwelling no limit, projects 2.75m
All	
6. materials to match	Render proposed to rear however no objections as it is located on the rear elevation and other rendered properties can be seen on Rimington Road. The adjacent dwelling has cream render to rear.
7. roof design compliments / ties in well	Flat roof due to dormer window, however the extension ties in with the existing and there are other flat roof extensions to the rear of the properties on Barnsley Road therefore it is considered acceptable.
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:

	Yes / No (include comment if required)
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 - Permitted development

	Yes / No (include comment if required)
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*

	Yes / No (include comment if required)
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 (x 2)	
3. any existing extensions	
4. total extensions (including proposed)	

Recommendation:

Approve with conditions