

Householder Proforma

Application Ref:

2022/0019

Address:

2 Eyam Close, Dodworth, Barnsley, S75 3SQ

Neighbour Representations:

No

Property Description:

The applicant's property is a detached bricked dwelling located on Eyam Close, Dodworth. The dwelling features an apex roof with an attached integral garage to the side and a canopy/external porch to the front. The property benefits from a double hard surface driveway to the front/side which leads to the integral garage and has a grassed garden at the rear.

Eyam Close is a short residential cul-de-sac reached from Haddon Close, with a turning head at the top of the street. The applicant's property the first dwelling on the right after turning off from Haddon Close. The neighbouring properties are all detached with 2 almost identical properties to the West of the dwelling but the street is also made up of bungalows and dormer bungalows in varied designs and overall structures. The external materials of Eyam Close are also varied with light coloured buff brick, red brick and stone, as well as UPVC for several dormer windows.



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Proposed Extension:

The applicant is seeking permission for the erection of a first-floor side extension above the existing integral garage and the erection of single storey front extension. The roof of the ground floor garage is also being amended with a lean-to roof being installed connecting to the existing first floor of the dwelling and the extension. The proposal has been amended to show a 0.2m setback in the front elevation of the extension at first floor level and a setdown in the roof level by 0.2m.

The proposed first floor side extension will be situated above the existing garage with a sideways projection of 2.6m, a height to the eaves of 4.1m to match the existing and a height to the roof ridge of 5.4m.

The proposed front extension will effectively fill in the existing canopy area and replace the existing garage with a forwards projection of 1.15m, a total width of 5.3m, featuring a lean to roof with a height to the eaves of 1.8m and a roof ridge height of 2.6m. The existing garage door will be replaced by a window serving the newly formed study. Part of the garage will also be converted into a utility room/toilet.

UDP Designation: Housing Policy

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History:

None

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)	Yes (The initial extension did not contain a setback and a setback of 0.5m was requested. The agent submitted a plan showing a 0.2m setback which is

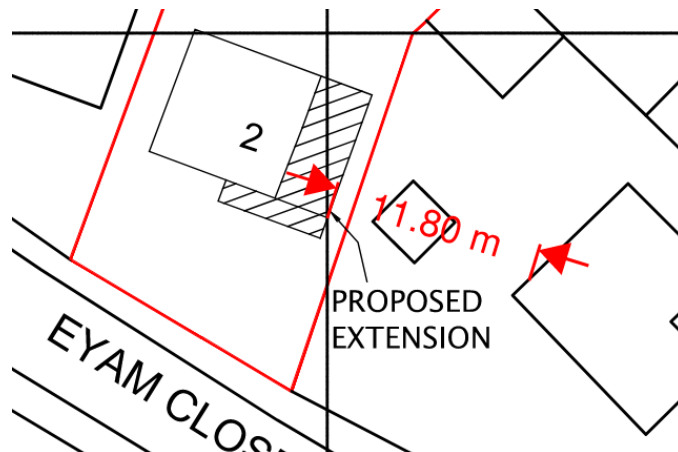
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	not fully in compliance with the SPD but would serve its primarily purpose in ensuring that the extension remains subservient to the host dwelling and avoids the unsightly bonding of old and new materials. Additionally, there are two identical dwellings to the West which have similar side extensions, one does not have a setback and the other has a small setback approximately 0.2m similar to the one proposed. In this context, the setback in the wall level being 0.2m is considered to be acceptable. The setback has also allowed for the roof height to be set down by 0.2m which helps ensure that the extension remains subservient to the existing.)
3. less than 2/3 the width of the original dwelling	Yes (Built on top of the existing garage.)
All	
4. roof design corresponds to existing	Yes
5. windows / doors of a similar design / proportion	Yes (replacing garage door at the front with a standard habitable room window. This would be permitted development should a window be placed in the frontage which is of a similar appearance to the existing and uses matching materials.)
6. habitable room windows on the side elevation	No
7. materials to match	Yes
8. neighbouring property extended to side or windows?	Yes (but the extensions are on the other side of the dwelling away at nos. 4 and 6 Eyam Close and the extension has very little, if any, impact on these properties. There is another property to the East of the dwelling (no. 2 Haddon Close) which is in fairly close proximity to the side elevation of the applicant's property. The extension is situated at a separation distance of approximately 11.5m from the rear elevation of the neighbouring property which is slightly less than the minimum standard expected between blank gable walls and habitable room windows. However, the shortfall is only by 0.5m which is not considered to be a significant amount. Additionally, the extension is built on the existing footprint of the dwelling on top of the garage and still leaves a small separation distance to the mutual boundary line with no. 2 Haddon Close. The neighbouring property is at a slightly lower level than the applicant's property which could actually be seen as a positive in this instance given that there is strong boundary treatment with large hedging which would obscure the view from the rear-facing windows. The extension is not directly to the South of this property and will not lead to a significant overshadowing or overbearing impact as it is

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	situated to the West and retains the separation distance. All in all, the shortfall of 0.5m in the recommended separation distance is not considered a significant enough reason to refuse the application give the extension is set to the West.)
9. Any change to parking or access?	(No (2 off-street parking spaces are retained, in line with the Parking SPD and the Local Plan.)

Note: site plan showing separation distance to no.2 Haddon Close – this is measured to the approximate mid-point of the nearest habitable room window on the neighbouring property:



Front Extension:

	Yes / No (include comment if required)
1. single storey?	Yes
2. small projection? (confirm measurement)	Yes (1.15m)
3. roof design corresponds to existing	Yes (is considered to be an improvement as introduces a lean-to roof which is a better design solution than the existing flat roof of the canopy and the garage.)
4. windows / doors of a similar design / proportion	Yes
5. materials to match	Yes

Recommendation:

Approve with conditions