

# Householder Proforma

**Application Ref:**

2021/1701

**Address:**

30 Church Street, Elsecar, Barnsley, S74 8HZ

**Neighbour Representations:**

No

**Property Description:**

The applicant's property is a detached bungalow located on the corner of Church Street and Beacon View in Elsecar. The principle elevation of the dwelling is not clear as both the Church Street and Beacon View elevation could be considered to be the frontage/principle elevation. However, the vehicular access into the property is from Beacon View, which leads to the parking area and a detached garage. It is considered that the Beacon View elevation (West-facing) serves as the principle elevation for the dwelling. Beacon View has a South to North slope, with the applicant's parking area and garage being at a slightly higher level than the dwelling itself. There is a conservatory attached to the front elevation.

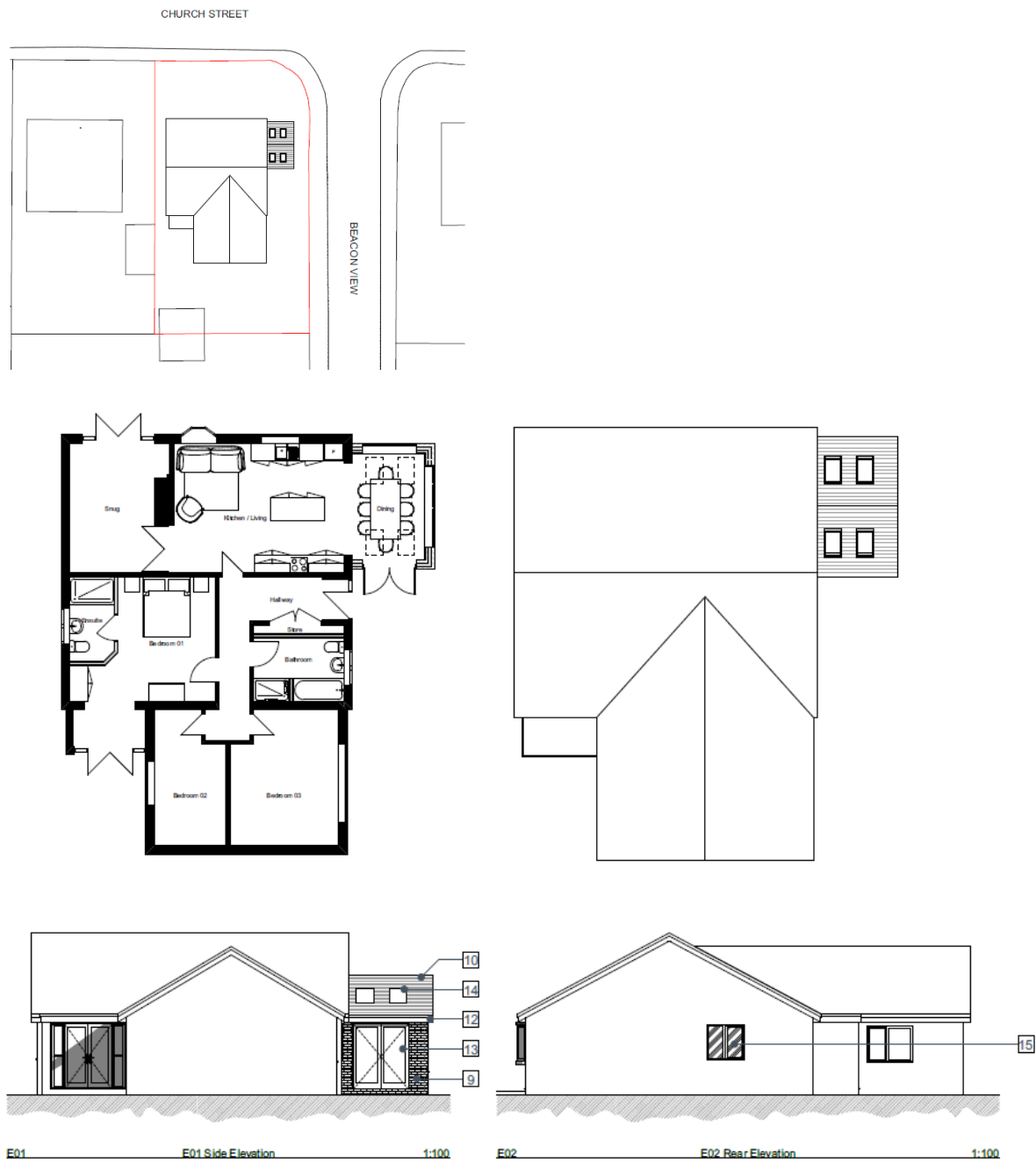
The surrounding area is largely residential with a diversity of dwelling type, sizes, structures and external materials, however Beacon View itself is characterised by detached bungalows similar in appearance to the applicant's. The adjacent property (no 28 Beacon View) has a similar extension to the one proposed.



# Householder Proforma

## Proposed Extension

The applicant is seeking approval for the erection of a single storey extension to the West elevation, facing onto Beacon View. The application was initially submitted as a single storey side extension but given the above assessment on site, it is considered that this is a front extension as the Beacon View elevation is considered to be the principle elevation. The extension has been amended to show a setback to the Southern-facing elevation of 0.3m and a setdown in the roof level of 0.15m. The extension has a forward projection of 2.75m, with a width of 4.2m and is designed with an apex roof with a height of 2.3m to the eaves and 3.75m to the roof ridge.



# Householder Proforma



**UDP Designation:** Housing Policy

**Local Plan Designation:** Urban Fabric

**Conservation Area:** No

**Relevant History:**

b/75/1885/HN – extension to dwelling and erection of private double garage (Refused)

B/76/1736/HN – Erection of extension to dwelling (Historic)

B/77/0660/HN – Erection of private double garage (historic)

**Acceptable in Principle:** Yes

**Front Extension:**

|                                                     | Yes / No (include comment if required)                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. single storey?                                   | Yes                                                                                                                                                                                                                                                                                                                                         |
| 2. small projection? (confirm measurement)          | Yes (2.75m and does not project across the entire frontage of the dwelling).                                                                                                                                                                                                                                                                |
| 3. roof design corresponds to existing              | Yes (roof has also been set down by 0.15m which is a nominal amount but will help to ensure there is no unsightly bonding of old and new materials. In any case, the highest point of the proposed roof is around 1.3m lower than the highest point of the existing dwelling and the roof will appear as subservient to the host dwelling). |
| 4. windows / doors of a similar design / proportion | Yes                                                                                                                                                                                                                                                                                                                                         |
| 5. materials to match                               | Yes (A condition will be attached to ensure that the materials are to match the existing dwelling).                                                                                                                                                                                                                                         |

**Note** – The SPD states that for extensions on corner plots, the sideways projection or a single storey side extension should not exceed more than half the width of the existing gap between the original dwelling and the side boundary. This is exceeded in this case, but the extension is to replace a conservatory which had a similar projection, and there is a fairly high (2m approx.) fence on the

## Householder Proforma

boundaries of the dwelling which already impacts on highways visibility on the corner. The fence will also help to screen the majority of the extension when viewed from both Beacon View and Church Street. Typically, it would be requested that an extension of this size be reduced but in this case, given the above aspects on site, there is little harm to the character of the area, on residential amenity or on highways safety. Additionally, the extension does not impact on the parking area on site and will not result in the formation of an additional bedroom which may have required further parking space on site.

### **Recommendation:**

**Approve** with conditions