

# Householder Proforma

## Application Ref:

2022/0811

## Address:

12a Croft Avenue, Royston, Barnsley

## Neighbour Representations:

No

## Property Description:

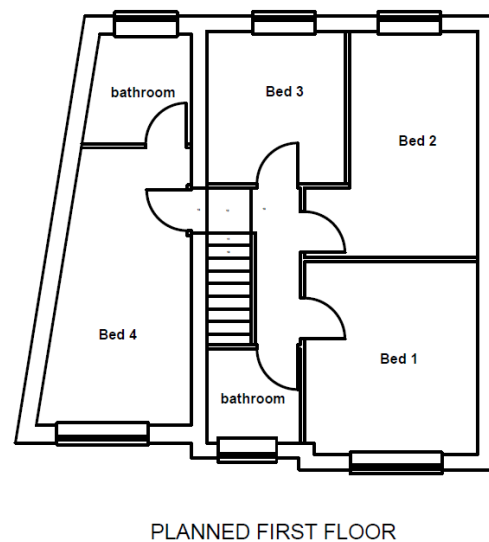
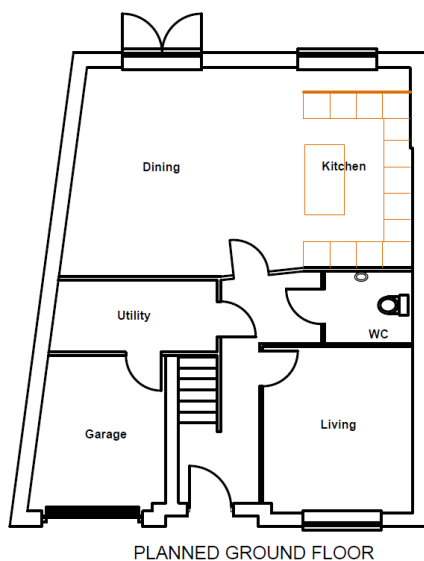
The application site is in relation to a detached residential property located on Croft Avenue in Royston. The surrounding area is entirely residential with a variety of properties in terms of dwelling type, size and external materials. However, the property is the end house of a row of almost identical looking properties. There is parking to the front of the property and a grassed garden to the rear with several scattered trees to the side of the property.



## Proposed Extension:

The applicant is seeking approval for the erection of a two-storey side extension, single storey front extension and single storey rear extension. The application has been amended to show a setback of 0.3m in the front elevation and setdown of 0.2m in the roof, alongside a change to the proposed materials to feature matching red brick on the lower half of the front extension.

## Proposed floor plans:

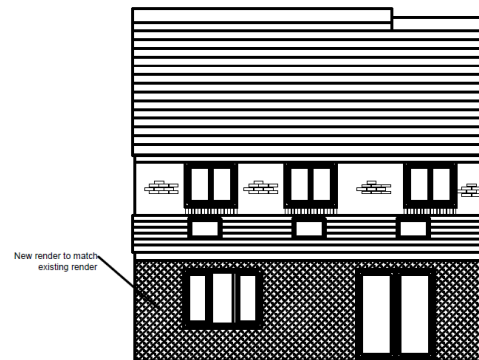


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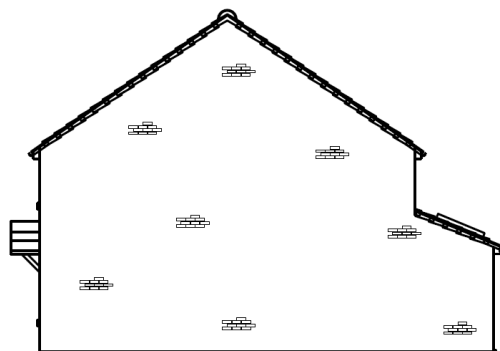
## Proposed Elevations – Amended:



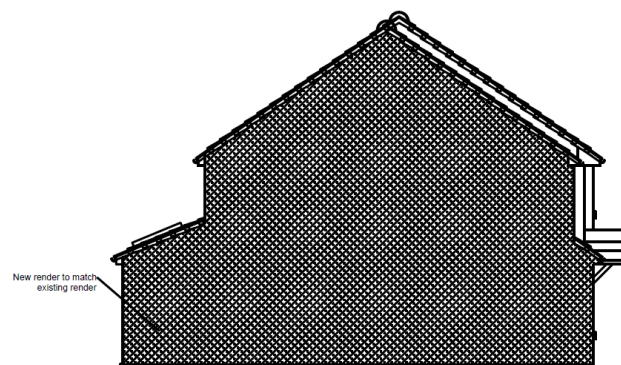
PLANNED FRONT ELEVATION



PLANNED REAR ELEVATION



PLANNED RIGHT ELEVATION



PLANNED LEFT ELEVATION

**UDP Designation:** Housing Policy

**Local Plan Designation:** Urban Fabric

**Conservation Area:** No

**Relevant History:** N/A

**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 (0.3m setback shown on amended plan) |
| 3. less than 2/3 the width of the original dwelling | Yes                                      |
| All                                                 |                                          |
| 4. roof design corresponds to existing              | Yes (also set down on the amended plan)  |
| 5. windows / doors of a similar design / proportion | Yes                                      |
| 6. habitable room windows on the side elevation     | No                                       |

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|                                                       |                                                                                                                 |
|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| 7. materials to match                                 | Yes (Plans have also been amended to show matching red brick at ground floor level – Front elevation Rev. 004). |
| 8. neighbouring property extended to side or windows? | No                                                                                                              |
| 9. Any change to parking or access?                   | No                                                                                                              |

### 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?                                                 |                                        |
| All                                                                                  |                                        |
| 6. materials to match                                                                | Yes                                    |
| 7. roof design compliments / ties in well                                            | Yes (Standard lean-to)                 |
| 8. habitable room windows on the side elevation?                                     | No                                     |
| 9. distance to rear boundary (shared with another residential property) 10m or more? | N/A                                    |

### Front Extension:

|                                                     | Yes / No (include comment if required) |
|-----------------------------------------------------|----------------------------------------|
| 1. single storey?                                   | Yes                                    |
| 2. small projection? (confirm measurement)          | Yes (0.25m)                            |
| 3. roof design corresponds to existing              | Yes                                    |
| 4. windows / doors of a similar design / proportion | Yes                                    |
| 5. materials to match                               | Yes                                    |

### Recommendation:

**Approve** with conditions