Householder Proforma

Application Ref: 2023/0095 **Address:** 35A Windmill Avenue, Grimethorpe, Barnsley, S72 7AN

Neighbour Representations: None

Property Description:

The dwelling is located on a small infill development of 7 dwellings on Windmill Avenue. This two and a half storey, 3-bedroom dwelling is constructed of red brick and features a tall, red tiled gable roof with front and rear skylights. In comparison to the narrow dwelling, the plot size of the dwelling is very large, both in width and length. When combined, the formal front driveway and informal gravelled area provides enough parking provision for three cars parked side by side.

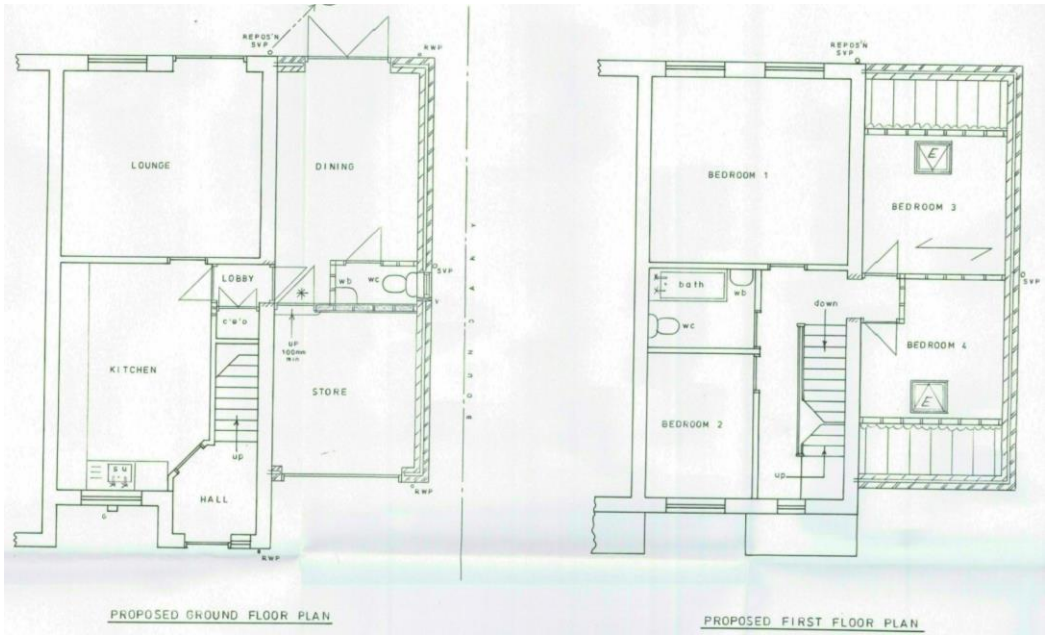
The broader area of Windmill Avenue is a steep street leading up from Brierly Road. The street is predominantly comprised of early to mid-twentieth century red brick semi-detached houses with gable roofs and enclosed front gardens, some including driveways.

Proposed:

The proposal is described as double-story side extension but in keeping with the design of the original two and a half storey dwelling, the second storey, as with the third storey is located within the roof space. On the ground floor is a garage space, designated as storage space whilst the first-floor features two additional bedrooms. The extension is proposed to be constructed of similar materials, would feature a front set back and a tall, tiled gable roof to complement the original dwelling style. There is a small ground floor window proposed on the side elevation but no other windows except two additional roof lights are proposed.



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Proposed Elevations, Floor Plans and Location Map

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: 2017/0666 - Erection of 2no. pair of semi-detached dwellings and 1no. block of 3 town houses with associated parking – Approved on 30 October 2017

Conditions attached to this decision notice removed permitted development rights two plots including plot 7 which is now this dwelling, 35a Windmill Avenue.

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Highways: Even though extra living space is being created and the number of bedrooms is increasing, the proposal is acceptable due to the ample parking provision for three cars. If approved, supplied conditions in relation to the driveway to be added.

Acceptable in Principle: Yes, extensions to domestic properties are acceptable in principle subject to the assessment below

Side Extension:	Yes
Single Storey	
1. set back	Yes
Two Storey / First Floor	
2. set back / set down (500mm minimum)	Yes
3. less than 2/3 the width of the original dwelling	No, original 4.9m, proposed 3.7m (2/3 = 3.27m). However, given narrow width of the original dwelling, the extension only exceeding the guidance by 43cm and the large plot the site resides within the additional 43cm would not look out of character or disproportionate to the dwelling or plot so on balance acceptable in this instance.
All	
4. roof design corresponds to existing	Yes
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	No
7. materials to match	Yes
8. neighbouring property extended to side or windows?	No extension but some small side windows. However, this neighbouring property is at a higher level so impacts are reduced.
9. Any change to parking or access?	No

Rear Extension:

	No
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?	

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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	
7. roof design compliments / ties in well	
8. habitable room windows on the side elevation?	
9. distance to rear boundary (shared with another residential property) 10m or more?	

Front Extension:

	No
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

	No
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:

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	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)	

Regarding the character of the original dwelling, with proposed matching materials, a set back and set down, the extension would be visually complementary to the dwelling and not appear overtly out of place.

The extension does exceed the guidance provided in House Extensions and Other Domestic Alterations SPD in relation to the extension being not more than 2/3 of the original width of the house. Mitigation for this discrepancy is the narrow width of the original dwelling, the extension only exceeding the guidance by 43cm and the large plot the site resides within.

Recommendation: Approve with conditions