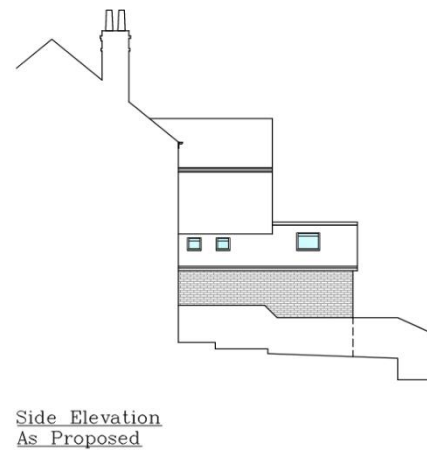
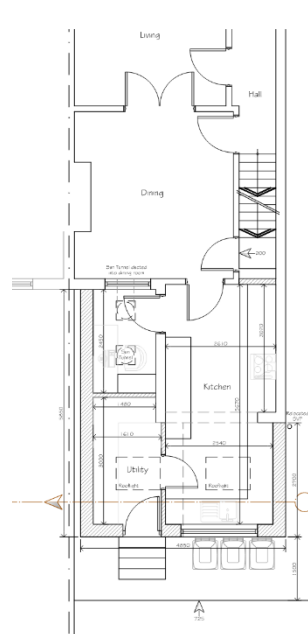
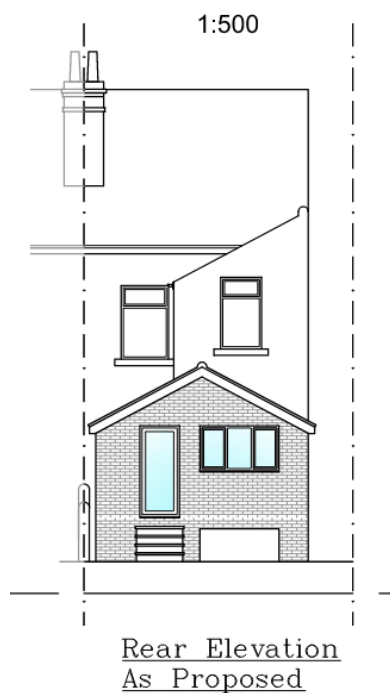


Householder Proforma

Application Ref: 2021/1217
Address: 13 Upper Sheffield Road, Barnsley, S70 4PW
Neighbour Representations: No
Property Description: the red brick semi detached property is located on Upper Sheffield Road, a predominantly residential area characterised by red brick, semi detached and terraced properties. The dwelling benefits from a two storey mono pitched roof which forms part of the original dwelling.



Proposed Extension: Erection of single storey rear extension following the removal of the existing outbuilding



Consultees: None
UDP Designation: Housing Policy Area
Local Plan Designation: Urban Fabric
Conservation Area: No

Householder Proforma

Relevant History: N/A

Acceptable in Principle: Yes

Rear Extension:

The applicant seeks permission for the erection of a single storey rear extension to wrap around the existing two storey rear projection which forms part of the original dwelling.

The proposed extension is to project 5.8m from the rear elevation of the dwelling, reducing to 2.7m from the rear elevation of the original rearwards projection.

It is acknowledged that the overall projection of 5.8m falls outside of the guidance set out in the Supplementary Planning Document – House Extensions and Other Alterations, however at 5.8m the projection falls within the parameters of the Larger Home Extensions set out in the General Permitted Development Order. The parameters also set out a maximum eaves height of 3m with an overall height not exceeding 4m.

The proposed extension falls within the parameters of the Larger Home Extensions with the exception of the ridge height exceeding 4m by 0.25m, it is considered that the extension is acceptable and the additional is not sufficient to warrant refusal of the application given that no objections have been raised to the scheme and should the height be reduced by 0.25m would not require planning permission.

The rear extension is deigned to harmonise with the original dwelling in terms of roof style and pitch and it is proposed to construct the extension from materials which match the original dwelling.

There are no windows proposed on the side elevations of the extension and those located on the rear elevation, whilst at ground floor level are located approximately 10m from the rear boundary.

Recommendation: Approve with conditions