Householder Proforma

Application Ref: 2021/0867
Address: 6 Burntwood Road, Grimethorpe, Barnsley, S72 7JF
Neighbour Representations: No
Consultations: None
Property Description: the modern two storey rendered property forms part of a new housing estate, which has a mix of house types, styles and construction materials. The property is located on the periphery of the estate adjacent to an existing detached dwelling. The property is set back from the highway with parking to the front.
Access to the dwelling is taken from a set of access step with a small landing area. The dwelling has limited outdoor space.
Proposed Extension: erection of extension to existing side access balcony
UDP Designation: Housing Policy Area
Local Plan Designation: Urban Fabric
Conservation Area: No
Relevant History: N/A
Acceptable in Principle: Yes









The property benefits from a raised stepped access to the property, with a small landing area, approximately 1.3m in width extending the full depth of the property.
The applicant seeks permission to increase the width of the landing area, to provide an outside seating area approximately 3m in width, an increase in 1.7m.

The raised seating area would be located on the south western side elevation, facing Burntwood Cottage, given the site layout and the location of extensions and detached outbuildings associated with this property, the proposed raised seating area would not increase levels of overlooking of this property to an unreasonable level.

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The area could lead to an increase in overlooking of the properties to the rear, 18 Wade Close, however the applicant proposed to increase the height of the wall to 1.1m with an obscure glazing panel of 0.7m to a total height of 1.8m.
It is considered that the inclusion of the increase in wall height and the obscure glazing would limit increasing levels of overlooking.

It is therefore considered that the proposed development complies with Local Plan Policies GD1 and D1 and is acceptable.

Recommendation: Approve with Conditions