

Householder Proforma

Application Ref:

2022/0138

Address:

1 Woburn Place, Dodworth, Barnsley, S75 3ST

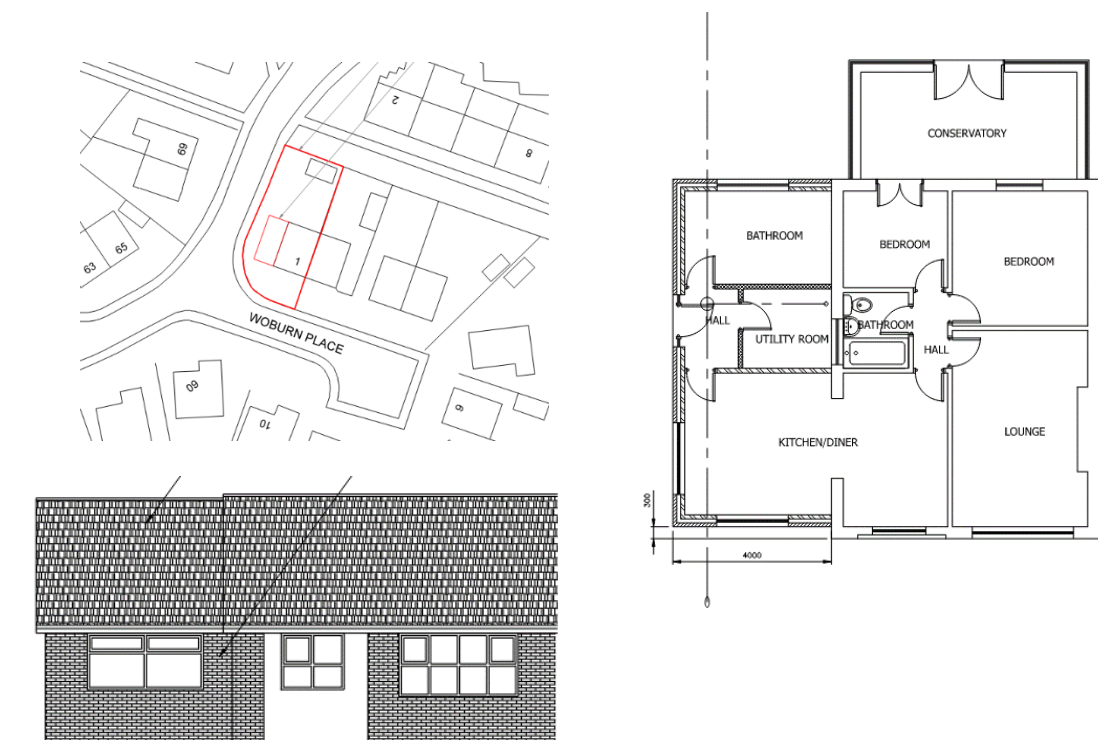
Property Description:

The semi-detached dwelling is located within a residential area characterised by a mix of semi detached and detached single storey dwellings. The estate is located off High Street within the local centre of Dodworth and falls north to south.



Proposed Extension:

Erection of single storey side extension to dwelling



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Neighbour Representations:	No
Consultees:	None
Local Plan Designation:	Urban Fabric
Conservation Area:	No
Relevant History:	N/A
Acceptable in Principle:	Yes

The applicant seeks permission for the erection of a single storey side extension to the western side elevation of the dwelling, the extension is to project 4m from the side elevation with a set back of 0.3m at the front elevation. the proposed extension is to be located on the side elevation of the dwelling facing the highway and therefore its inclusion would not increase levels of overshadowing or reduce levels of outlook to an unreasonable level. The property benefits from off-street parking whilst not a conventional arrangement the proposed extension does not result in the loss of off-street parking nor a requirement for additional provision.

Supplementary Planning Document states that two storey side extensions should be designed with a sideways projection of less and $\frac{2}{3}$ the width of the original dwelling and where it is located on a corner plot, the sideways projection should not exceed more than half the existing gap between the side elevation and the side boundary. Whilst the proposed extension is single storey, it is a single storey extension on a single storey dwelling, which is tantamount to a two-storey extension and therefore the policy is relevant. The sideways projection of the proposed extension complies with the initial element, in that it does not exceed $\frac{2}{3}$ width of the dwelling, yet half the existing gap between the side elevation of the original dwelling and the side boundary is not maintained. However, the location of the proposed does maintain some gap, between 2.4m and 2.8m which is only 0.4m less than required by policy. Given that the proposal complies with all other elements of policy such as sideways projection, roof design, detailing, fenestration and construction materials it is considered that the reduction in the gap between the side elevation of the proposed extension and the side boundary is acceptable as a substantial gap is maintained and as such the proposal is considered acceptable.

It is therefore considered that the proposed extensions and alterations outlines above are acceptable and in compliance with Local Plan Policies GD1 and D1.

Recommendation: Approve with conditions