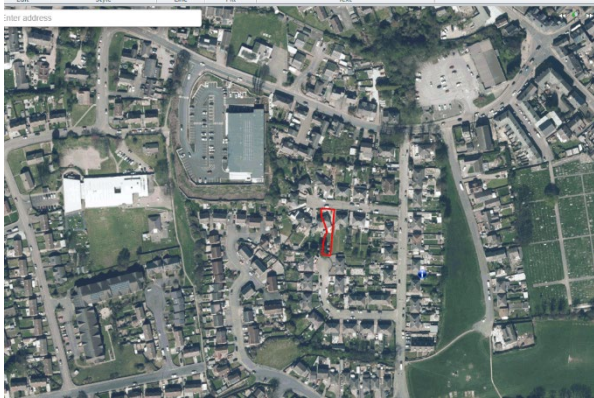


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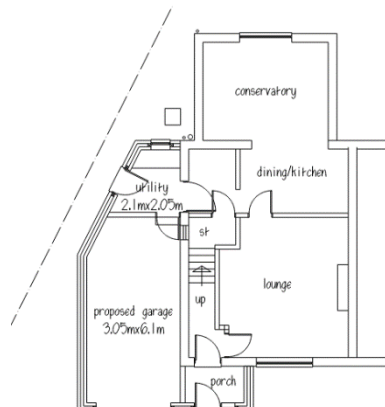
Application Ref: 2021/1211
Address: 9 Jesmond Avenue, Royston, Barnsley, S71 4JR
Neighbour Representations: No
Property Description: the red brick semi detached dwelling is situated at 45degrees to the highway and is located within a residential cul-de-sac of similar styled properties.



Proposed Extension: Erection of two storey side and single storey front extensions to dwelling



FRONT ELEVATION



GROUND FLOOR

Consultees: None
UDP Designation: Housing Policy Area
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 two storey side extension projecting forward at ground floor level to incorporate a suitably sized garage and porch.

The proposed extension is to be located on the northern side elevation of the dwelling and whilst there are windows on the side elevation of the neighbouring dwelling it is considered

Householder Proforma

that the proposed extension would not lead to an increase in overshadowing or loss of outlook of the neighbouring dwelling; there are no windows proposed on the side elevation and those on the rear elevation at first floor level are located in excess of 10m to the rear boundary therefore not increasing levels of overlooking.

The side extension is designed with set back of 500mm at first floor level, allowing for a lowering of the ridge line, it is also designed with a width of 3.3m, well within 2/3 width of the original dwelling, therefore it is considered the extension harmonises with the original dwelling and appears subordinate to it.

The extension has been designed with a roof design and window fenestration to match that of the original dwelling, with the front element having a modest projection. The extension is to be constructed from materials which match the original dwelling.

It is acknowledged that the extension has been designed with a unique footprint and normally extensions should be designed to reflect the shape of the dwelling, not dictated by the shape of the plot. This unique footprint would not result in an extension which would be overly dominant within the street scene.

The proposal does not see the loss of off street parking provision nor a requirement for additional provision as the scheme includes an integral garage.

Recommendation:

Approve with conditions