

Householder Proforma

Application Ref:

2021/1548

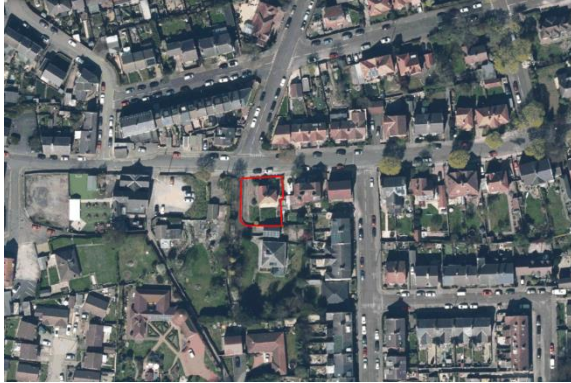
Address:

52 Kensington Road, Old Town, Barnsley, S75 2SS

Property Description:

the detached red brick built property is located in a purely residential area which is characterised by a mix of detached and semi detached red brick, red brick and rendered, and stone fronted properties.

The dwelling occupies a large plot, with extensive space for adequate garden space and off road parking for vehicles.



Proposed Extension:

Erection of two storey front extension, single storey rear extension and provision of render on external walls



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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 two storey front extension, a single storey rear extension and the render of the existing dwelling.

The front extension is the most important for its contribution to the street scene and generally such extensions need to be of a high standard of design and not detract from the quality of the existing dwelling or the character of the street scene.

The two storey front extension has a modest projection and is to infill an existing gap on the front elevation, it is not to project further to the side than the existing eastern side elevation nor further forward than the existing northern front elevation. the extension would provide symmetry to the dwelling and give it a more appealing façade.

The rendering of the dwelling, which initially consisted of a blanket render, has been amended to include/retain some red brick feature, with a red brick base course to an approximate height of 1.6m, to the underside of the ground floor windows when measured at the lower land level, this is to extend along to the eastern elevation.

The single storey rear extension falls within the size parameters of permitted development and requires planning permission as the materials proposed, do not match those used in the construction of the original dwelling, as it is proposed to render the rear extension in line with the rest of the dwelling.

The rendering of the proposed extensions and the existing dwelling is considered acceptable given that there is a mixture of fully rendered and mix of render and red brick within the street scene and the inclusion of render on this property would not be out of character with the area and as such is acceptable.

The proposed front extension would not project closer to the opposing property than the existing dwelling nor the neighbouring dwelling and as such is not considered to increase levels of overshadowing, overlooking or reduce levels of outlook to an unreasonable degree.

The proposals do not result in the loss of off street parking or the requirement for additional provision.

Recommendation: Approve