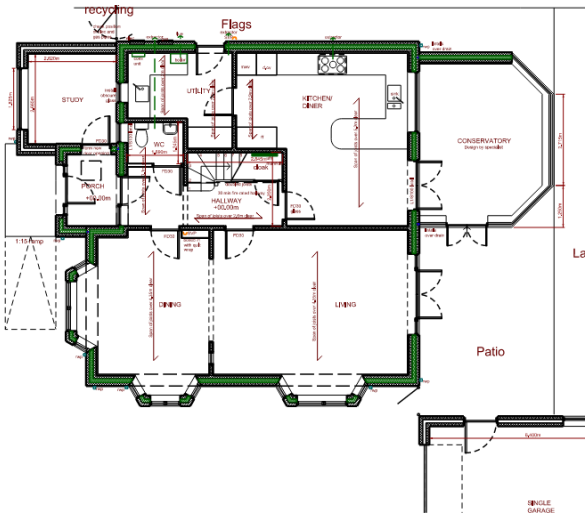
Householder Proforma

Application Ref: 2022/0124
Address: 152 Keresforth Hill Road, Kingstone, Barnsley, S70 6RG
Property Description: The detached dwelling occupies a plot within a row of detached, uniquely designed dwellings located on the periphery of Urban Barnsley, adjacent to the boundary with the Green Belt. The dwelling is located to the front of its neighbour and at 90 degrees to it and the highway and is constructed from render with stone quoins and detailing.





Proposed Extension: Erection of single storey extension to the east facing side elevation of dwelling







Neighbour Representations: No
Consultees: None
Local Plan Designation: Urban Fabric

Householder Proforma

Conservation Area: No
Relevant History: N/A
Acceptable in Principle: Yes

The applicant seeks permission for the erection of a single storey extension to the eastern front elevation of the dwelling, the extension is to project 3m from the front elevation and 3.4m along it.

The front elevation of a building is the most important for its contribution to the street scene and generally such extensions need to be of a high standard and will not be considered acceptable where they detract from the quality of the existing dwelling. As mentioned previously, the front elevation of the dwelling is not the elevation which fronts the highway, the front elevation is located at 90 degrees to the highway, with limited views of the dwelling when travelling along Keresforth Hill Road in a westerly direction. The extension is designed to limit its impact on the street scene and harmonises with the original dwelling in terms of its design and scale.

Whilst the extension would be located to the south of 150 Keresforth Hill Road, which could lead to some overshadowing, it is considered that due to the extension's relationship and orientation to the potentially affected property would not lead to a significant increase in overshadowing to an unreasonable level. In addition, there are no windows proposed in the side elevation of the proposed extension and those located in the front elevation would overlook the shared driveway associated with the dwellings, therefore not increasing levels of overlooking.

The proposal does not see the loss of off-street parking nor a requirement for additional provision; therefore, considered that the proposed development is acceptable and in compliance with Local Plan Policies GD1, D1 and T4.

Recommendation: Approve with conditions