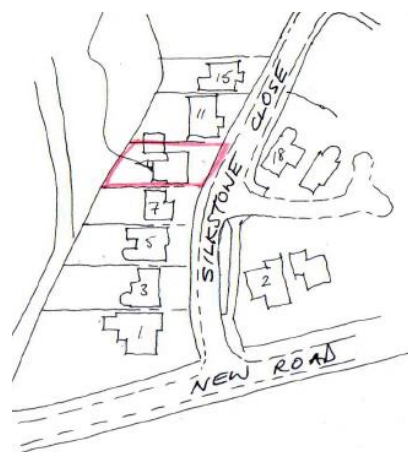


# Householder Proforma

**Application Ref:** 2021/0546  
**Address:** 9 Silkstone Close, Tankersley, Barnsley, S75 3AZ  
**Neighbour Representations:** None  
**Proposal Description:** Single Storey Front Extension

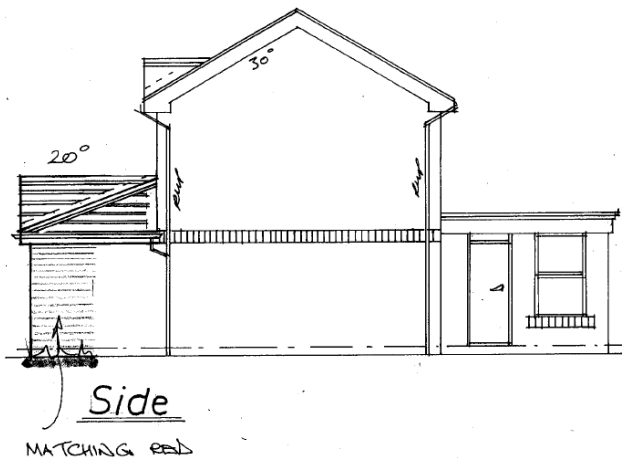
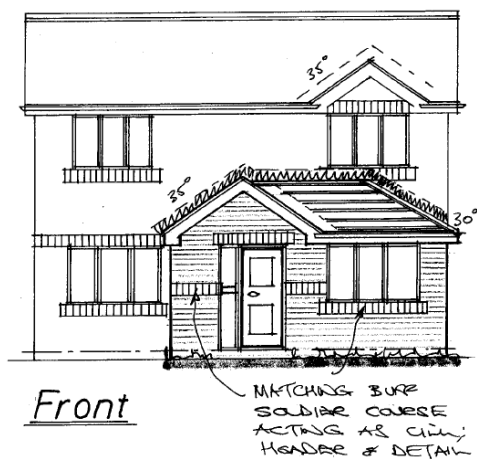
## Property Description:

Detached dwelling house with dual-pitched roof and mottled brickwork elevations featuring white window frames. The front extended element appears to have been included as a part of the original build of the property as similar matching forms of development are adjacent. A generous turfed front garden is located between the principle elevation and the road with the driveway set along the north boundary passing the side elevation.



## Proposed Extension:

The applicant proposes to erect an extension to the existing front to make it larger. The roof format of the extension will not be altered, and its width shall remain the same though it shall increase in projection by 1.24m to a total projection of 2.44m. The fenestration shall also remain the same.



## Householder Proforma

**Local Plan Designation:** Urban Fabric  
**Conservation Area:** No  
**Relevant History:** N/A  
**Acceptable in Principle:** Yes

### Front Extension:

	Yes / No (include comment if required)
1. single storey?	Yes
2. small projection? (confirm measurement)	Yes, relative to curtilage size and surrounding precedent – 2.44m with 2.8m of separation retained to the highway.
3. roof design corresponds to existing	Yes
4. windows / doors of a similar design / proportion	Yes - matching
5. materials to match	Yes

### Amenity Assessment:

Given the size of the development and its position relative to shared boundaries, there are no amenity impacts deemed likely in respect of overshadowing, amount of overbearing or privacy loss.

The size of the extension will increase to 2.44m in projection which is not as large as another front extension approved to 16 Silkstone Close which is in excess of 3m. The roof will match the existing and the overall aesthetic will remain the same as materials are indicated as matching and a 2.8m gap will be retained to the highway as a minimum. The extension will also enable a study to be created which, in the context of the Covid-19 pandemic, will enable improved amenity for the occupant of the dwelling with limited impact to the visual amenity of the street scene.

Overall the proposal is determined to be in line with the SPD House Extensions and, by consequence in accordance with LP Policies GD1 – General Development and D1 – High Quality Design and Placemaking.

### Recommendation: Approve

3 Years  
Plans  
Materials