



Metropolitan Borough Council

Planning and Transportation

Assistant Director: Stephen Moralee BA (Hons) MBA
P.O. Box 604, Barnsley S70 9FE

Mrs D Yates
22 Riber Avenue
Athersley South
Barnsley
S74 9DH

Barnsley Metropolitan
Borough Council

15 JUL 2010

Concrete Mail Room

My ref: DC/RP/2010/0673

Your ref:

Enquiries to: Rachael Pell

Email: developmentmanagement@barnsley.gov.uk

Dial Direct: 01226 772578

Fax: 01226 772591

Date: 24 June 2010

Dear Mrs Yates

RE: Erection single storey side extension 22 Riber Avenue, Athersley South, Barnsley

I write with regard to the above planning application which was submitted to the council on 2nd June 2010

Having inspected the submitted plan and having the benefit of a site visit I have concerns with regard to the design and scale of the proposed extension.

It is important that all domestic extensions are designed so that they are in keeping the host property and the character of the wider street scene. In this regard it is considered that the proposal represents an overbearing feature which would detract from the appearance of the property and not appear sub-servient to ensure the original dwelling remains the dominant feature.

It is considered that a more satisfactory form of development would be to reduce the sideways projection of the proposal to 3.5m and to alter the design of the lean too roof.

The council has an adopted Supplementary Planning Guidance 4 (SPG 4) which states that extensions should not be larger than the original dwelling and should be subordinate to the original dwelling.

I enclose a copy of your plans with a scheme indicated which is considered a more suitable form of development.

As a consequence of the above I urge you to submit amended plans incorporating the reduction in projection and alterations to the roof design, within 10 working days from the date of this letter. Please mark it for the attention of Rachael Pell and send it to the above address, otherwise a decision will be made based on the scheme which is before me.

If you have any further queries, please don't hesitate to contact me on the above number.

Yours sincerely

For and on behalf of The Development Manager

Development Management



CUSTOMER SERVICE EXCELLENCE