

Householder Proforma

Application Ref:

2021/1263

Address:

4 Oriel Way, Royston, Barnsley, S71 4GH

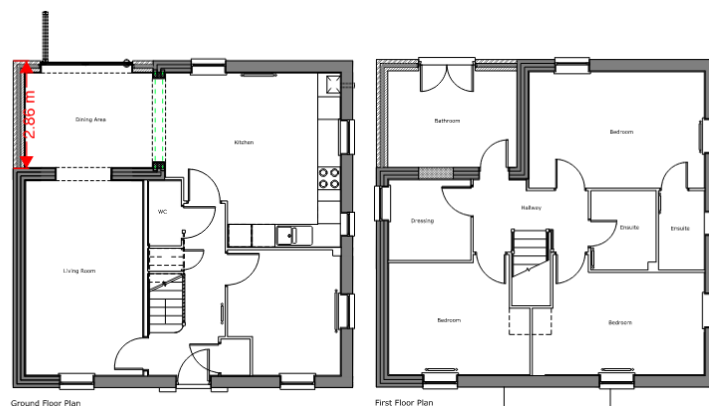
Property Description:

the detached buff brick property is located within a new residential estate.

The dwelling is 'L' shaped fronting on a green area to the west, with the side elevation facing towards Oriel Way. There are a mix of housing types and styles within the estate.

**Proposed Extension:**

Erection of a two storey rear infill extension

**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 extension to the eastern rear elevation of the dwelling.

The applicant initially sought permission for the erection of a single storey rear extension with raised terraced area above, however it was considered that the terrace would lead to an unreasonable level of overlooking of the neighbouring dwellings and was indicated would be refused. The applicant subsequently amended the plans to a full two storey rear extension; an additional consultation period has been undertaken with no objections

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The rear extension is to project 2.8m from the rear elevation and infill the existing step on the rear elevation, therefore not projecting closer to the rear boundary than the existing dwelling, maintaining 10m to the rear boundary and 11.7m to the side elevation of 2 Oriel Way. Whilst 12m is not fully retained to the side elevation of the neighbouring dwelling, the proposed extension is to provide a family bathroom and therefore is not considered a habitable room and is proposed to be installed with obscure glazing.

Due to the stepped building line with the neighbouring dwelling, 11 Parish Green, the proposed extension would not project beyond the rear elevation of the dwelling, and therefore not increasing levels of overshadowing.

The extension is designed to harmonise with the original dwelling in terms of construction materials and roof style and pitch.

It is acknowledged that a Juliette balcony has been proposed on the rear elevation to serve the bathroom, whilst the proposed fenestration does not follow that of the original dwelling, a Juliette balcony could be installed without planning permission, therefore it is considered acceptable.

A new window is proposed on the side elevation of the original dwelling, to serve the proposed dressing room; this window is to be installed with obscure glazing and would directly face the side elevation of 11 Parish Green, a window with this proximity to a blank gable wall would not normally be acceptable, however it is to serve a non habitable room and therefore in this instance it is considered acceptable.

It is therefore considered that the proposed extension is considered acceptable and in compliance with Local Plan Policies GD1 and D1

Recommendation: Approve with conditions