

Householder Proforma

Application Ref:

2022/0068

Address:

11 The Crescent, Hood Green Road, Hood Green,

Barnsley, S75 3HD

Property Description:

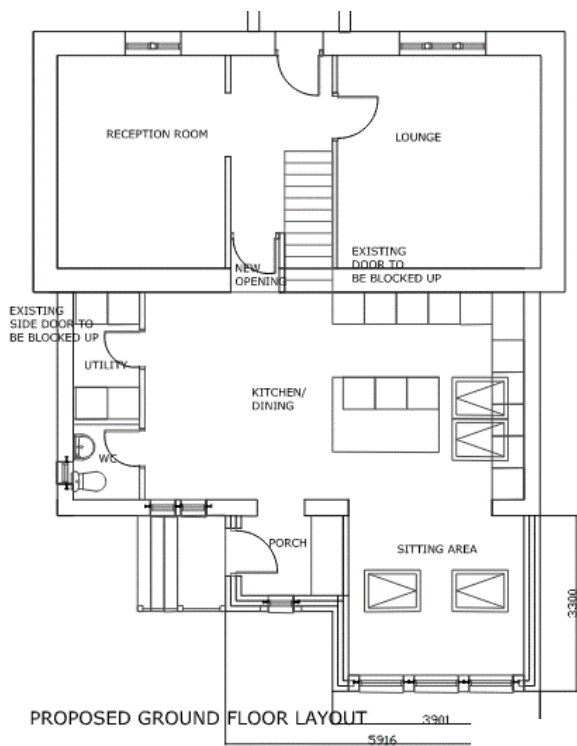
The semi detached property is located in a residential village of Hood Green; there are a mix of housing types, styles and ages with the vicinity. The property subject to this application is stone built with a gabled roof with gabled design features. It is located on the main throughfare through the village with the open green belt located beyond the rear boundary to the north.



Proposed Extension:

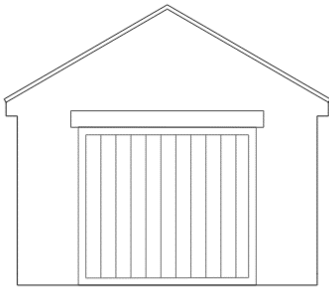
Erection of single storey rear extension and detached outbuilding to rear to form garage/store and garden room.

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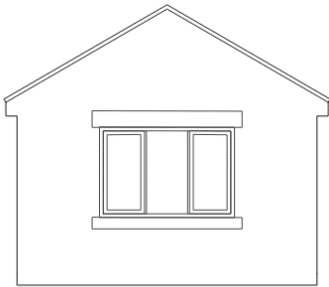


OAK FRAMED FEATURE WINDOW

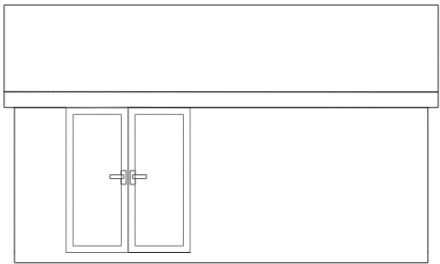
PROPOSED REAR ELEVATION



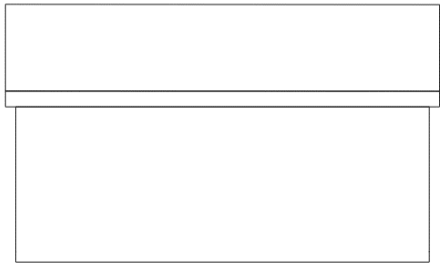
PROPOSED FRONT ELEVATION



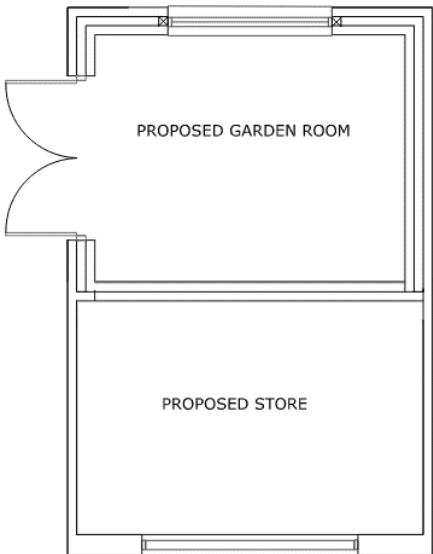
PROPOSED REAR ELEVATION



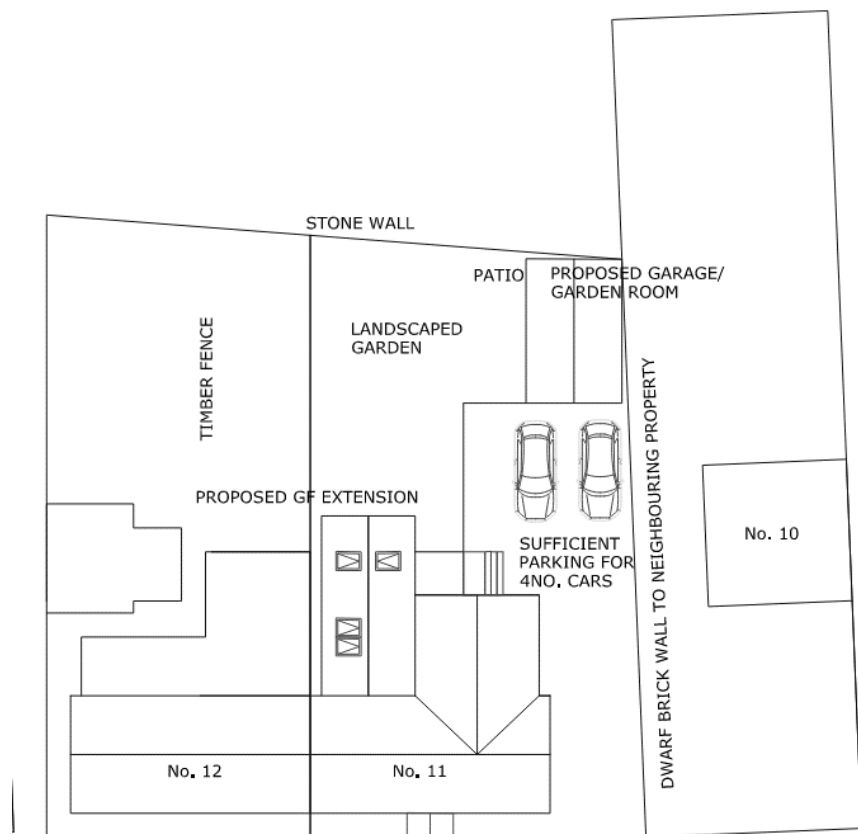
PROPOSED LH SIDE ELEVATION TO GARDEN



PROPOSED RH SIDE ELEVATION TO BOUDARY



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Neighbour Representations:	No
Consultees:	Parish Council – No objections
Local Plan Designation:	Urban Fabric
Conservation Area:	No
Relevant History:	2017/0144 - Erection of two storey and single storey extension to rear and disabled access to the side of the dwelling – approved April 2017
Acceptable in Principle:	Yes

The applicant seeks permission for the erection of a single storey rear extension and the erection of a detached rear garden room/store.

The rear extension is to project 3.3m from the rear elevation of the existing extension, resulting in a total projection of both extension of 7.5m. Supplementary Planning Document House Extension and other Domestic Alterations (SPD) states that single storey rear extensions to semi detached properties should be designed with a rearwards projection of less than 4m. However, the General Permitted Development Order Class A allows rear extensions up to 6m where there are no objections from neighbours and the eaves and ridge height are below 3m and 4m respectively.

It is acknowledged that the extension exceeds the guidance of the SPD, and the projection and ridge height limitations of Class A, however, it is considered that the proposed extension would not lead to a significant increase in overshadowing of the adjoining property due to it being located to the east of the property and that it would project only 1.5m beyond the rear

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elevation of the rear extension associated with the neighbouring property. In addition to this, when a 45-degree quadrant is taken from the mid-point of the potentially affected window, which this extension is glazed along the rear full rear elevation, the proposed extension would only intersect 0.4m, 0.6m from the party boundary; based on the above it is considered that the proposed extension would not lead to a loss of outlook.

There are no windows located on the side elevation, only within the roof slope of the proposed extension and they would be located a sufficient height above floor level not to increase levels of overlooking and those located on the rear elevation would overlook the open green belt beyond the rear boundary.

The proposed rear extension has been designed with a high ridge height; however, this is to ensure that the gable end of the proposed extension replicates that of the existing two storey rearwards projection and that of the original dwelling.

The proposed garden room/store is to measure 6m by 4m and have a height of 2.5m to the eaves and 3.7m to the ridge and be located adjacent to the eastern boundary with 10 The Crescent, as it would be located to the west of this property, it would increase overshadowing, however given it is located adjacent to the shed and driveway associated with this property it is considered that the increase in overshadowing would not have a significant adverse impact on the occupiers of this property.

The proposed extension does not result in the loss of off-street parking nor a requirement for additional provision and as such is acceptable.

Based on the above assessment it is therefore considered that the proposed development is acceptable and in compliance with Local Plan Policies GD1, D1 and T4.

Recommendation: Approve with conditions