

Householder Proforma

Application Ref:

2022/0091

Address:

8 Kendal Crescent, Worsbrough, Barnsley, S70 5NE

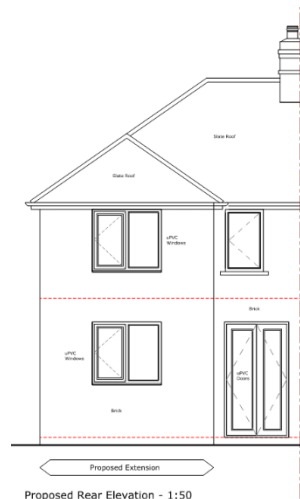
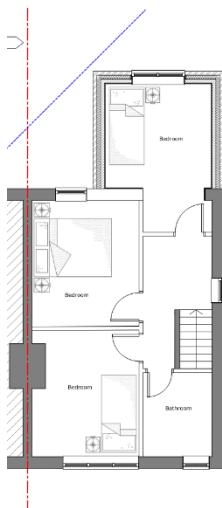
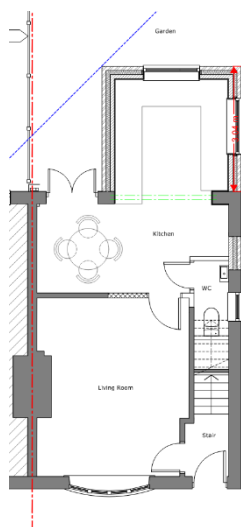
Property Description:

The application property is located within a small residential estate off Park Road, a main route connecting the town centre with the south of the borough and adjacent to the Dove Valley Trail section of the Trans-Pennine Trail and Worsbrough Mill and Country Park.

The property is constructed from red brick, with a grey tiled, hipped roof and is of a typical council style property synonymous with the area. The dwelling is located within a large plot with an extensive rear garden circa 25m in length, which back onto Worsbrough Football and Cricket club.

**Proposed Extension:**

Removal of existing conservatory and erection of a two-storey extension to the rear.

**Neighbour Representations:**

No

Consultees:

None

Local Plan Designation:

Urban Fabric

Conservation Area:

No

Relevant History:

N/A

Acceptable in Principle:

Yes

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The applicant seeks permission for the erection of a two-storey extension to the southern rear elevation of the property, projecting 3m from the rear elevation and 3.3m along it; set in from the party boundary with the neighbouring dwelling by 1.7m.

The extension is designed with a projection of less than 3.5m and is sited on the rear elevation as to not impede the 45-degree quadrant from the mid-point of the potentially affected window on the neighbouring dwelling.

There are no properties located beyond on the rear boundary, however, due to the extensive length of the rear garden, a minimum of 10m is retained to the rear boundary from the habitable room windows. It is proposed to include a window in the side elevation of the ground floor element of the proposed extension which would face towards 10 Kendal Crescent, however it is not considered that the inclusion of the window would lead to an increase in overlooking to a detrimental level as the existing treatment along this boundary would provide adequate screening of the neighbouring property.

The extension is to be located on the rear elevation and would not be highly visible from public vantage points, nevertheless, the extension is to be constructed from materials which match the original dwelling and is designed to harmonise in terms of roof style and pitch, and fenestration layout.

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

Recommendation: Approve with conditions