

Householder Proforma

Application Ref: 2021/0811
Address: 7 Stanhope Gardens, Old Town, Barnsley, S75 2QB
Neighbour Representations: No
Consultations None
Property Description: The semi-detached red brick built property is located in a predominantly residential area characterised by similar residential properties. The site falls south to north resulting in a small under-build at the rear elevation and benefits from a small single storey rear extension off shoot on the rear elevation. The attached neighbouring dwelling has been extended to the side and rear, adjacent to the party boundary.
Proposed Extension: Erection of a single storey rear extension with provision of associated external access steps to dwelling
UDP Designation: Housing Policy Area
Local Plan Designation: Urban Fabric
Conservation Area: No
Relevant History: N/A
Acceptable in Principle: Yes



Rear Extension:

	Yes / No (include comment if required)
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	Yes; 3m projection
3. if more than 3m are the eaves more than 2.5m in height?	Yes: 3.2m would not result in a significant increase in overshadowing of neighbour due to rear extension at the neighbouring property.
Two Storey	
4. terraced property and less than 2.5m (projection to the rear)?	
5. semi-detached and less than 3.5m?	

Householder Proforma

All	
6. materials to match	Yes; brickwork to match
7. roof design compliments / ties in well	Yes
8. habitable room windows on the side elevation?	No
9. distance to rear boundary (shared with another residential property) 10m or more?	Single storey; the extension is to located a sufficient distance (approx 9m) for the existing boundary treatment to provide adequate screening to limit overlooking

The proposal does include a raised platform, which provides access to the rear garden, however it does not provide enough space to incorporate a table and chairs which would limit any opportunity for overlooking of the neighbouring gardens and as such is acceptable.

Recommendation: Approve with Conditions