Householder Proforma

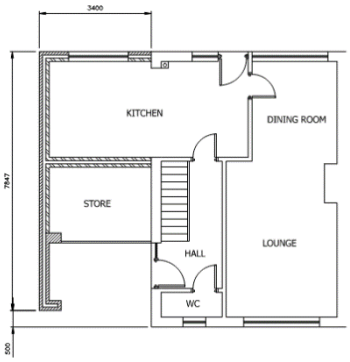
Application Ref: 2021/1176
Address: 7 Derwent Road, Athersley South, Barnsley, S71 3RD
Neighbour Representations: No
Consultations: None
Property Description: the red brick built semi detached property is located in a purely residential area of similar styled properties. The property benefits from off street parking to the side of the dwelling and small front and rear gardens.

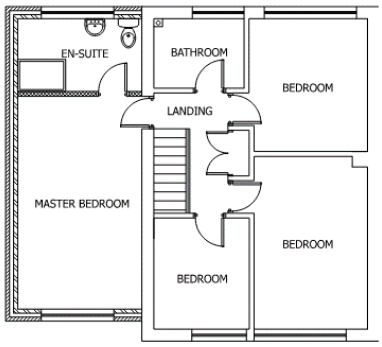




Proposed Extension: Erection of two storey side extension including integral garage to dwelling







UDP Designation: Housing Policy Area
Local Plan Designation: Urban Fabric
Conservation Area: No
Relevant History: N/A
Acceptable in Principle: Yes

Side Extension:

The applicant seeks permission for the erection of a two storey side extension. The side extension is to be set back from the front elevation by 500mm, extend the full depth of the property and have a sideways projection of 3.4m; well within the parameters set by the SPD.

The extension has been designed to harmonise with the original dwelling in terms of roof style and pitch, along with matching fenestration; in addition the extension is proposed to be constructed of materials to match.

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The extension is to be located within the building line of the original dwelling and therefore wouldn't increase levels of overshadowing to an unreasonable level, it is acknowledged that there is a window on the side elevation of the neighbouring dwelling, however this serves and landing area and is not considered a habitable room.

The extension incorporates a 'garage' area, however is not classed as a parking space as it does not meet the requirements of a parking space. There is sufficient driveway length to accommodate a vehicle to the front of the property and whilst there is a loss of off street parking provision, the dwelling is not located on a classified road, where on street parking could be considered an issue, and a single storey extension could be erected under permitted development which would also see the loss of off street parking. Therefore, on balance the scheme is considered acceptable in terms of its impact on the highway network,

Recommendation: Approve with Conditions