

Householder Proforma

Application Ref:

2022/0394

Address:

24 Pilley Green Pilley Barnsley S75 3AE

Property Description:

The semi-detached red brick/render and concrete tile roof property is located on the eastern side of Pilley Green which is characterised by semi-detached properties of a similar style and set back some 20m from the highway providing for large front gardens.

**Proposed Extension:**

Erection of double storey side extension designed to replicate existing architectural style including provision of front and rear facing dormer windows.



Proposed - Front Elevation - Scale 1:50



Proposed - Rear Elevation - Scale 1:50

Neighbour Representations:

No

Consultees:

Parish Council – no comments received.

Local Plan Designation:

Urban Fabric

Conservation Area:

Yes / No

Relevant History:

N/A

Acceptable in Principle:

Yes

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The applicant seeks permission for the erection of a two-storey side extension including the provision of front and rear dormers to replicate the architectural style of the original dwelling.

It is acknowledged that the side extension is not designed with a set back or corresponding lowering of the ridge line. However, the dwelling is located in a row of semi-detached properties of a mock Tudor design, and with front dormer windows set below the eaves. It is considered that the benefits of a setback would not outweigh the lack of inclusion, given that the front elevation has an abundance of features. It is therefore considered that a set-back would add to this and detract from the character of the original dwelling. Whilst no set-back is provided, the extension is designed with a sideways projection of less than 2/3 width of the original dwelling, maintaining the original dwelling as the dominant feature.

The extension is designed to harmonise with the original dwelling, with the windows having similar proportions to the existing. In addition, the proposed development sees the introduction of a door to the front elevation of the dwelling. As mentioned previously the dwelling is set back significantly from the highway and the existing boundary treatments along Pilley Green provide screening of the dwellings.

The proposed extension is within the building line of the original dwelling and would not significantly increase levels of overshadowing or overlooking of the surrounding properties to an unreasonable level.

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