Householder Proforma

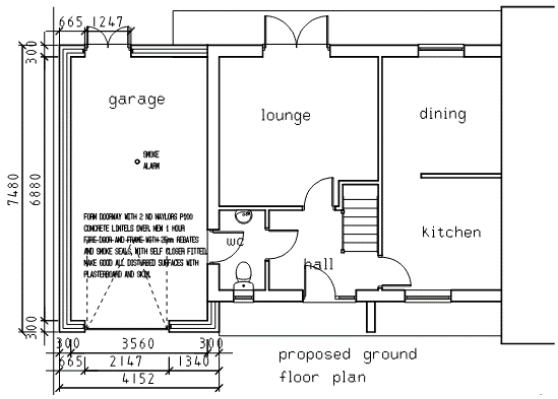
Application Ref: 2022/0215
Address: 8 Cypress Heights, Smithies, Barnsley, S71 1WA
Property Description: the semi-detached dwelling is located in a modern residential housing estate of similar styled properties.





Proposed Extension: Erection of extension to side/front of dwelling to form attached garage with linking roof canopy above the front entrance**.**





Neighbour Representations: No
Consultees: Highways DC – no objections
Local Plan Designation: Urban Fabric
Conservation Area: No
Relevant History: N/A
Acceptable in Principle: Yes

The applicant seeks permission for the erection of a single storey side extension projecting 3.85m from the side elevation and 0.8m forward of the principal elevation, extending 4m along the front elevation to provide a front canopy.

The side and front canopy extension is designed to harmonise with the original dwelling in terms of design, roof style and pitch, and construction materials and would not be out of character with the wider street scene.
The proposal sees the inclusion of a garage, which is of sufficient size to accommodate a vehicle and be classed as a parking space. A driveway length of 5.6m is retained which is

sufficient to accommodate a vehicle if a roller shutter door is used. A condition will be included to ensure the installation and retention of a roller shutter door.

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