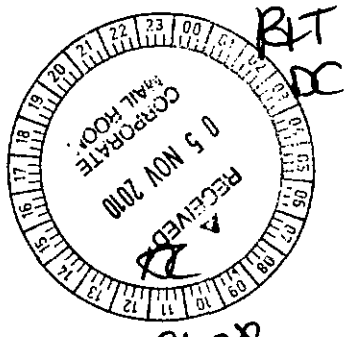
BARNSLEY
Metropolitan Borough Council

Planning and Transportation
Assistant Director: Stephen Moralee BA (Hons) MBA
P.O. Box 604, Barnsley S70 9FE

BLT
DC



NO Chas

Mr N Philpott
17 Fulford Close
Normanton
West Yorkshire
WF6 1JB

My ref: 2010/1208
Your ref:
Enquiries to: Rachael Pell
Email: developmentmanagement@barnsley.gov.uk
Dial Direct: 01226 772578
Fax: 01226 772591
Date: 28th October 2010

Dear Mr Philpott

Erection of a first floor rear extension at 9 Ainsdale Road, Royston, Barnsley

Having inspected the submitted plans and having the benefit of a site visit I have concerns with regard to the design of the proposed extension.
It is important that all domestic extensions are designed so that they are in keeping the host property and the character of the wider street scene.
In this regard it is considered that the proposal detracts from the appearance of the property.

It is considered that a more satisfactory form of development would be to include a pitched roof on the proposed extension.
The council has an adopted Supplementary Planning Guidance 4 (SPG 4) which states that wherever possible extensions should be designed to be in keeping with the original dwelling and that the roof style, pitch and detailing should match those of the original house.

The flat roof is an inferior form of construction and is visually and physically at odds with the pitched roof, also flat roofs can be harder and more expensive to maintain and are prone to failure.

As a consequence of the above I urge you to submit amended plans incorporating a pitched roof on the proposed extension within 10 working days from the date of this letter. Please mark it for the attention of Rachael Pell and send it to the above address, otherwise a decision will be made based on the scheme which is before me.

If you have any further queries, please don't hesitate to contact me on the above number.

Yours sincerely

Rachael

For and on behalf of The Development Manager

CUSTOMER SERVICE EXCELLENCE