

# Householder Proforma

## Application Ref:

2022/0036

## Address:

6 Assembly Way, Kingstone, Barnsley, S70 6EA

## Property Description:

The semi detached 2 ½ storey dwelling is situated in new, modern residential estate located off Broadway, Barnsley within close proximity to the town centre.

The dwelling is constructed from red brick with a grey tiled roof with rooms in the roof space in the form of dormer windows.

There is a mix of housing types and styles within the vicinity of the application site.



## Proposed Extension:

erection of two storey side extension and extension of parking area to front of property

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|                                   |                                 |
|-----------------------------------|---------------------------------|
| <b>Neighbour Representations:</b> | No                              |
| <b>Consultees:</b>                | Highways – No comments received |
| <b>Local Plan Designation:</b>    | Urban Fabric                    |
| <b>Conservation Area:</b>         | No                              |
| <b>Relevant History:</b>          | N/A                             |
| <b>Acceptable in Principle:</b>   | Yes                             |

The applicant seeks permission for the erection of a two storey side extension; the extension is set back from the front elevation of the dwelling by 500mm which allows for a corresponding lowering of the ridge line and is designed with a pitched roof to match that of the original dwelling. The extension is designed to be less than 2/3 width original dwelling.

There are no windows proposed in the side elevation of the proposed extension and the windows on the front and rear do not project closer to the respective boundaries than the original dwelling.

The windows and doors are of a similar design and proportion to those in the original dwelling and the materials proposed also match.

The proposal does result in the loss of driveway space and whilst a garage is included within the scheme it is not of a sufficient size to be classed as a parking space. The applicant proposes to include parking to the front of the dwelling and whilst not encouraged this part of the development could be undertaken under permitted development, however the applicant has proposed to retain the existing front boundary hedge which lessens the impact of the proposal, and it can be conditioned that the hedge is retained.

It is therefore considered that the proposed side extension is acceptable and in compliance with Local Plan policies.

**Recommendation: Approve with conditions**