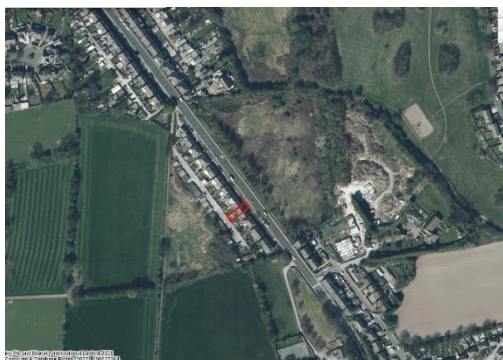


Householder Proforma

Application Ref: 2021/1016
Address: 180 Upper Sheffield Road, Barnsley, S70 4PS
Property Description: the red brick and render semi detached property is located on a busy arterial route linking the town centre and the south of the borough. Whilst the area is not a residential estate, it is predominantly residential in nature with housing laid out in a linear manner, following the highway. Open Green Space and Green Belt are located to the north and south respectively. The dwelling benefits from a small front garden and a larger garden to the rear which falls away to the south. There are other examples of front extensions within the street scene, albeit on a smaller scale.

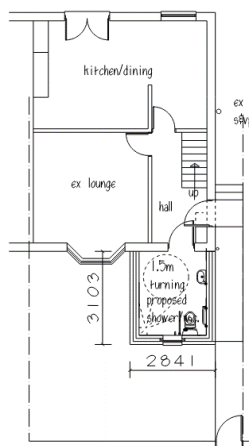


Proposed Extension:
for disability purposes

Erection of single storey extension to front of dwelling



FRONT ELEVATION



GROUND FLOOR

Neighbour Representations:	No
Consultees:	None
Local Plan Designation:	Urban Fabric
Conservation Area:	No
Relevant History:	N/A
Acceptable in Principle:	Yes

Householder Proforma

The front elevation of a building is the most important for its contribution to the street scene and therefore such extensions need to be of a high standard of design and not detract from the quality of the existing dwelling.

The applicant seeks permission for the erection of a single storey front extension to provide accessible bathroom facilities for a disabled person.

During the application process it was suggested that the proposed extension be located in an alternative location; due to the distance to the side boundary it was not feasible to locate the extension on the side elevation, nor the rear elevation due to the difference in levels between the front and rear of the property and that the extension would be located off the kitchen/dining room.

The proposed extension is to project 3.1m from the front elevation and 2.8m along it, it is designed to the minimum size to accommodate the facilities and a wheelchair turning circle. In addition, the roof pitch has been kept as low as possible so as to not pose a dominant feature within the street scene, with at least half the existing gap between the dwelling and the highway being retained and is of a similar design to the porch extension located on the neighbouring property.

The applicant has also been encouraged to include a window on the front elevation to break the expanse of brick work of the blank gable which was initially proposed.

It is proposed to construct the extension from red brick to match the bottom half of the dwelling.

It is considered that the proposed front extension would not impact on the amenity of the neighbouring dwellings by means of overshadowing, overlooking or loss of outlook.

Recommendation: Approve with conditions