

Householder Proforma

Application Ref: 2021/0942
Address: 32 School Street, Darfield, Barnsley, S73 9ET
Neighbour Representations: No
Consultations: Highways – no comments received
Property Description: the link detached property is located in a predominantly residential area, within a row of similar dwellings of varying styles. The dwelling benefits from a parking area to the front of the property and occupies a modest plot with open green space beyond the rear boundary.



Proposed Extension: Erection of a first floor side extension, and two storey and single storey rear extensions.
UDP Designation: Housing Policy Area
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 first floor side extension, and two storey and single storey rear extensions.

The first floor side extension is to be located on the southern side elevation of the dwelling, above the existing link attached garage.

A set back of 500mm at first floor level has been incorporated allowing for a corresponding lowering of the ridge line and the extension doesn't have a width greater than 2/3 width of the property ensuring the original dwelling remains the dominant feature.

The side extension is to project 4m beyond the rear elevation at two storey level, the extension is situated to the north of the neighbouring property and as such it is considered that the proposal wouldn't increase levels of overshadowing, in addition the neighbouring dwelling has outbuildings located along this boundary, therefore any overshadowing would be over these buildings rather than amenity space.

There are no windows proposed on the side elevation of the side and rear extension.

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A Juliette balcony is to be located on the rear elevation of the two storey rear extension; a minimum of 10m is retained to the rear boundary, however there are no residential properties located beyond the rear boundary, which would not increase levels of overlooking.

The single storey rear extension is to be located adjacent to the boundary with the property to the north, 30 School Street, whilst the extension is attached to the two storey element, the single storey extension falls within the parameters of PD at 3m projection and could be erected under PD. It is not considered this element would have a detrimental impact on the amenity of the neighbouring dwelling.

The extensions have been designed to harmonise with the original dwelling in terms of roof design and the fenestration of windows and doors.

It is proposed to construct the side and rear elevations of the extensions in render with the front elevation being constructed from materials which match the original dwelling.

The proposal sees the loss of the garage, however at 2.7m by 5.7m internally is not sufficient to be considered a parking space under current standards, however there is sufficient space to the front of the property to accommodate 2no vehicles.

Recommendation: Approve with Conditions

3 Years

Plans

Materials