

Householder Proforma

Application Ref:

2021/1466

Address:

2A Calder Avenue, Royston, Barnsley, S71 4AS

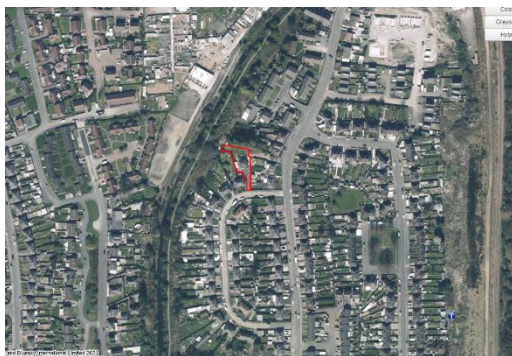
Neighbour Representations:

No

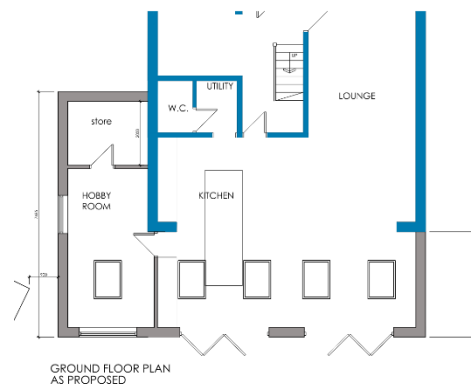
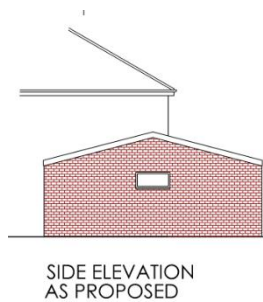
Property Description:

The modern, two storey, detached red brick property was approved under application 03/1521/RO. The dwelling is set within L-shaped curtilage and has been formed from two other rear garden areas. The main access to the dwelling is gained from Calder Avenue however there is an alternative access from the western rear boundary.

The dwelling benefits from a conservatory extension which is to be demolished to allow for the proposal.

**Proposed Extension:**
dwelling

Erection of single storey rear and side extension to dwelling



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Consultees: None
UDP Designation: Housing Policy Area
Local Plan Designation: Urban Fabric
Conservation Area: No

Relevant History:

2016/1075 Garage conversion into additional living accommodation – Approved
2021/1053 Erection of single storey rear extension to dwelling and detached garden room with studio above – Refused (the rear extension element to the proposal was considered acceptable)

Acceptable in Principle: Yes

The applicant seeks permission for the erection of a single storey wrap-around side and rear extension. The proposed side extension is set back from the front elevation by approximately 4.85m, measured from the front gable projection.

The extension is to project 2.8m from the side elevation, extend the remaining depth of the dwelling (approx. 4.4m) and 3.3m beyond the rear elevation of the original dwelling.

Whilst the roof design does not match the existing dwelling it does have a pitched roof and given that a side extension of this projection could be erected under permitted development and that the dwelling is not highly visible from public vantage points it is considered acceptable.

The window proposed on the side elevation of the proposed extension is located 1.6m above floor level and would not lead to a significant increase in overlooking of the property to the east. The windows on the rear elevation are located at ground floor level and the existing rear boundary treatment would provide adequate screening not to increase levels of overlooking of the properties to the rear.

The proposal does not result in the loss of off street parking nor a requirement for additional provision.

Recommendation: Approve