

Householder Proforma

Application Ref:	2021/1601
Address:	154 Church Hill, Royston, Barnsley, S71 4AQ
Property Description:	
Proposed Extension:	Erection of single storey extensions to front and rear of dwelling house
Neighbour Representations:	Yes – original plans indicated that the extension could, if agreed with the adjoining property owner, be attached to the neighbouring extension. The neighbour has responded not giving his permission to the extension being attached. Following this the plans were amended which removed this from the plans.
Consultees:	None
Local Plan Designation:	Urban Fabric
Conservation Area:	No
Relevant History:	02/1841 – Erection of a two storey side extension and single storey rear conservatory extension
Acceptable in Principle:	Yes

The applicant seeks permission for the erection of a single storey rear extension and single storey front extension.

The rear extension is to project 3.01m from the rear elevation and falls minimally outside the parameters of permitted development.

The extension is designed with a height of 2.3m to the eaves and 3.3m to the ridge; the extension is designed to harmonise with the original dwelling in terms of construction materials and detailing.

There are no windows proposed on either side elevation and those located on the rear elevation are located a sufficient distance from the rear boundary not to increase levels of overlooking of the properties to the rear.

The single storey front extension is designed to extend along the front elevation of the existing dwelling and the two storey side extension, which results in a projection from the front elevation between 1m and 4m.

The extension would project 1m from the front elevation adjacent to the party boundary with the neighbouring property, increasing to 1.6m, 2.6m from the boundary and therefore it is considered that the extension would not reduce levels of outlook or have an overbearing impact on the adjoining property.

The side extension is designed with a significant set back of 2.4m and whilst the extension would infill the existing ground floor set back, it is not considered that the proposed front extension would have a significant impact on the street scene as it only projects forward of the front elevation by 1.6m.

It is acknowledged that the extension introduces a pitched roof element to the front elevation, however there are examples of pitched roof elements within the street scene and the inclusion of the extension provides balance and an uncluttered front elevation by simplifying the access arrangements to the property.

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the windows and doors are arranged to harmonise with the original dwelling and is to be constructed from brick to match the existing.

it is therefore considered that the proposed single storey front and rear extension are considered acceptable an in compliance with Local Plan Policies GD1 and D1

Recommendation: Approve with conditions