

Householder Proforma

Application Ref:

2021/1096

Address:

1 Cedar Close, Royston, Barnsley, S71 4JF

Neighbour Representations:

Yes – no objection

Consultations:

None

Property Description:

the red brick detached single storey property is located in a purely residential area; the area is a mix of property styles and types with Cedar Close being predominantly single storey pitched roof properties.

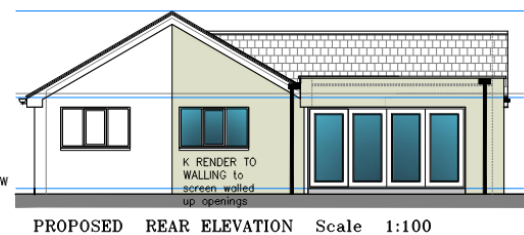
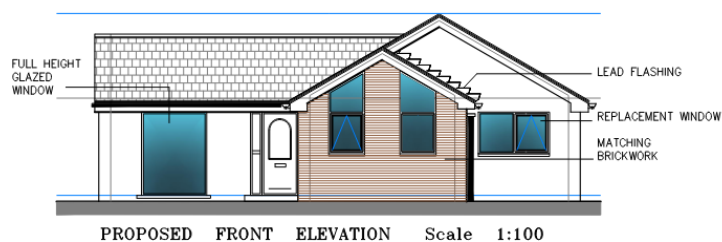
The dwelling is situated in a corner plot, with a garage located within the rear of the property which is accessed from Applehaigh View.

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



Proposed Extension:

Erection of single storey extensions to front and rear, installation of new full length window on front elevation and rendering of rear elevation of original dwelling.



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The plans originally submitted included render to the front and side elevations of the existing dwelling which were considered unacceptable given there is limited render within the street scene; amended plans were submitted removing the render to the front and side elevations of the original dwelling.

UDP Designation:	Housing Policy Area
Local Plan Designation:	Urban Fabric
Conservation Area:	No
Relevant History:	N/A
Acceptable in Principle:	Yes

Rear Extension:

The applicant seeks permission for the erection of a single storey extension to the eastern rear elevation of the property. The extension is to project 2.7m from the rear elevation, extending 5.2m along it with a height of 3m.

The extension is designed with a flat roof, which whilst considered an inferior form of development does have a modern appearance in conjunction with the proposed render of the proposed extension, along with the part render of the rear elevation.

It is considered that whilst the rear elevation is prominent within the street scene, due to the property being located in a corner plot, the modern design and construction materials provide a contrast to the red brick of the original dwelling and as such is considered acceptable. In addition, the proposal sees the removal of an existing conservatory extension which is considered to have a greater impact on the character of the street scene due to the awkward junction of the original dwelling and the conservatory.

Whilst there are windows located on the rear and side elevations, the property is single storey with the windows at ground floor level, therefore the distance to the respective boundaries and the existing boundary treatment would not give rise to an increase in overlooking.

The front extension is to be located on the western elevation and is to have a projection of 1.5m, projecting 4.2m along the front elevation with a height to the eaves and ridge of 2.25m and 3.9m respectively and is designed with a roof pitch to match the existing forward gable projection of the original dwelling.

The fenestration provides a modern design feature to the front elevation which is otherwise a bland elevation with the proposed construction materials matching the original dwelling.

The proposal does not see the loss of off street parking nor a requirement for additional provision and as such is acceptable.

Recommendation: Approve with Conditions: