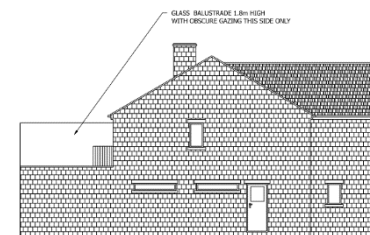


Householder Proforma

Application Ref: 2021/1292
Address: 531 Doncaster Road, Ardsley, Barnsley, S71 5EN
Property Description: the stone built detached dwelling is located within a predominantly residential area on the periphery of Ardsley along the main highway linking Ardsley and Darfield. The dwelling backs onto open fields to the south.



Proposed Extension: Erection of single storey rear extension with first floor balcony above.



Consultees: None
Neighbour Representations: No
Local Plan Designation: the dwelling and part of the garden fall within Urban Fabric; the bottom half of the garden falls within Green Belt. The location of the extension falls within urban fabric and therefore Green Belt calculations have not been undertaken.
Conservation Area: No
Relevant History: N/A
Acceptable in Principle: Yes

The applicant seeks permission for the erection of a single storey rear extension with balcony above.

The extension is to project 4m from the rear elevation, extending 8m along it and have a height to the top of the vertical wall of 2.95m, within the parameters of permitted development. However, as the extension proposes to utilise the roof as a balcony, planning permission is required.

It is considered that the base of the extension would not lead to an increase in overlooking, loss of outlook or overshadowing to an unreasonable level.

Householder Proforma

The inclusion of the 1.8m obscurely glazed screen to the eastern elevation of the balcony would provide adequate screening of the neighbouring property in addition to it being set further back into its site, resulting in 2.2m of the proposed extension projecting beyond the rear elevation of the potentially affected dwelling.

In addition to the above, the authority has been assured that the balcony is to be accessed from a bedroom which is likely to limit its use to occupiers of the property rather than guests to the dwelling. It is therefore considered that the proposed extension and balcony would not have a detrimental impact on residential amenity, in compliance with Local Plan Policy GD1.

The proposed extension is to be located on the rear elevation of the dwelling and constructed of stone to match the existing dwelling with a glass balustrade and as such is considered acceptable in terms of visual amenity in compliance with Local Plan Policy D1

The proposal does not result in the loss of off street parking nor a requirement for additional provision and as such is acceptable in terms of highway safety.

Recommendation: Approve with conditions