

Householder Proforma

Application Ref: 2021/0889
Address: 14 Lund Crescent, Lundwood, Barnsley, S71 5LQ
Neighbour Representations: No
Consultations No
Property Description: the property is located in a purely residential area of similar styled dwellings. The property in question is located in a unique position within its attached neighbour. The attached property is located up to the back edge of the pavement at a bend in the road with the properties to the east of the application dwelling being located at 90 degrees to it.
The two storey, pitched roof dwelling is constructed from buff brick with brown concrete roof tiles.
Proposed Extension: erection of a first floor side extension above existing single storey side extension
UDP Designation: Housing Policy Area
Local Plan Designation: Urban Fabric
Conservation Area: No
Relevant History: N/A
Acceptable in Principle: Yes

The proposal has been amended during the application process which includes the set back at first floor level.

Side Extension:

	Yes / No (include comment if required)
Single Storey	
1. set back	
Two Storey / First Floor	
2. set back / set down (500mm minimum)	Yes: 500mm
3. less than 2/3 the width of the original dwelling	No. proposed dwelling 5.5m - proposed first floor side extension 4.4m. Under SPD 2/3 width of dwelling is allowed, in this case 3.6m. Given that the extension is located above an existing single storey side extension the width cannot be reduced to comply with the policy without looking contrived. The pair of dwellings are located in isolation within the street scene, with an extensive gap between the side elevation of the dwelling as extended and the rear elevation of the neighbouring property and the original dwelling remaining the dominant feature with the inclusion of the set back of 500mm at first floor level. Therefore the increase of 0.8m above the allowances set out in the SPD is considered acceptable in this instance.
All	

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4. roof design corresponds to existing	Yes
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	no
7. materials to match	yes
8. neighbouring property extended to side or windows?	Properties to the side have a rear elevation facing the proposed extension approximately 18m well in excess of 12m set out in the SPD between habitable room windows and blank gable walls
9. Any change to parking or access?	no

Recommendation: Approve with Conditions