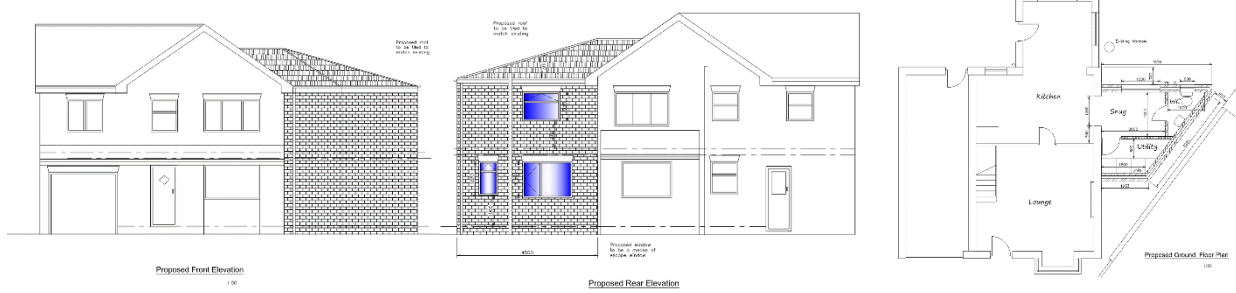


Householder Proforma

Application Ref: 2021/1442
Address: 17 Medway Close, Barugh Green, Barnsley, S75 1NY
Neighbour Representations: No
Property Description: the red brick detached dwelling is located in a purely residential area of similar styled properties.
The dwelling is located at the head of a cul-de-sac and occupies a triangular plot



Proposed Extension: Erection of two storey side extension to dwelling



Consultees: None
UDP Designation: Housing Policy Area
Local Plan Designation: Urban Fabric
Conservation Area: No
Relevant History: 2020/0420 – erection of a two storey side extension
Acceptable in Principle: Yes

The applicant seeks permission for the erection of a two storey side extension projecting between 1.9m at the front and 4.5m at the rear elevation.

The extension is to be set back from the front elevation of the dwelling by approximately 3.1m, which allows for a lowering of the ridge of the extension.

The dwelling benefits from a two storey side extension to the southern elevation which was approved in 2000, therefore the width of the original dwelling is approximately 5.4m, which would result in an extension with a maximum width of 3.6m, however, given the shape of the plot the extension is designed narrower at the front elevation and on balance due to the location of the dwelling and the significant set back of the extension it is considered that the increased width at the rear elevation would not have a detrimental impact on the character of the street scene nor unbalance the existing dwelling.

Householder Proforma

There are no windows on the side elevation of the proposed extension nor are there any on the side elevation of the neighbouring dwelling.

The extension is designed to harmonise with the original dwelling in terms of roof design and pitch and it is also proposed to construct the extension of materials which match the original dwelling.

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

Recommendation: Approve