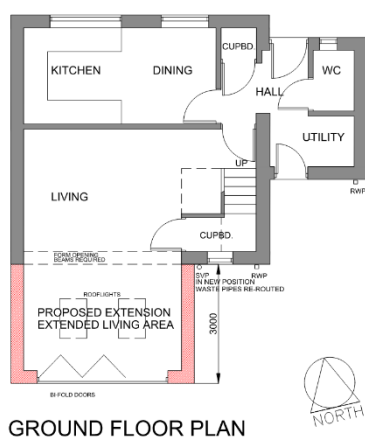


Householder Proforma

Application Ref: 2021/1629
Address: 12A Coltfeld, Birdwell, Barnsley, S70 5RH
Property Description: the red brick modern detached two storey dwelling is located in a purely residential area which is characterised by a mix of housing types. The garden benefits from a small rear garden



Proposed Extension: erection of a single storey rear extension



Neighbour Representations: No
Consultees: None
Local Plan Designation: Urban Fabric
Conservation Area: Yes / No
Relevant History: 2018/0152 - Erection of 1 no. detached dwelling with associated parking – Approved March 2018
Acceptable in Principle: Yes / No

The applicant seeks permission for the erection of a single storey extension to the southern rear elevation of the detached dwelling.
The property is a modern two storey dwelling, located in the former side garden of 12 Coltfeld and subject to planning permission in 2018; as part of this application permitted development rights were removed.

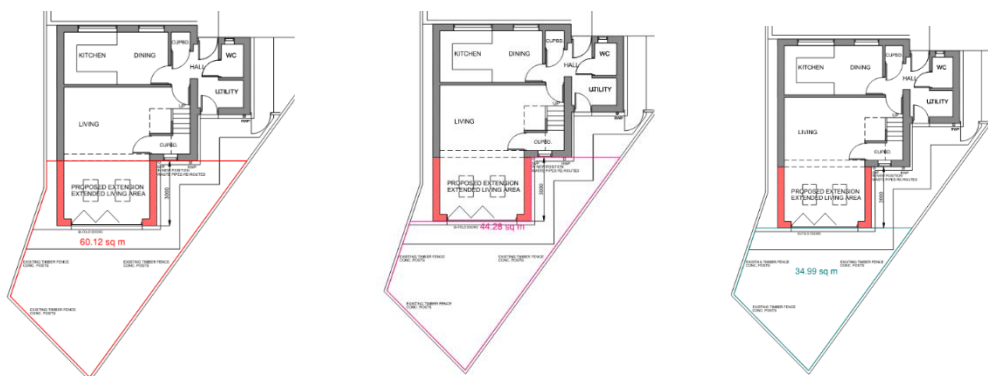
Householder Proforma

The extension is to project 3m from the rear elevation of the dwelling, with a height of 2.6m to the eaves and 3.8m to the ridge and within all other parameters of permitted development for a semi-detached dwelling.

As mentioned previously, permitted development rights were removed, however no indication is given within the officer report, it is unclear whether they were removed to protect the amenity of the occupants or those of the neighbouring dwelling.

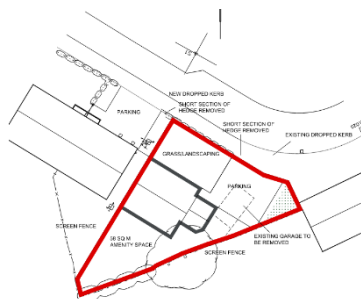
The garden of the property is triangular in nature and limits the amount of useable space, the property currently has 60m² of private amenity space, in line the guidance in the South Yorkshire Residential Design Guide (SYRDG). With the inclusion of the extension this space reduces to approximately 44m², however due to the shape of the plot, a more reasonable space would be 34m² (see diagrams below).

A new dwelling with a private amenity space of 34m² would not normally be considered appropriate, however the applicants are the occupiers, and they would be aware of the consequences.



The area around the house equates to approximately 153m² with the extension footprint of 13.3m², which is well within the parameters of permitted development, in addition the footprint of the extension would take up approximately 21% of the useable rear garden space, which is not considered a significant portion.

Whilst re-assessment is not being made of the application which approved the dwelling subject to this application, the dwelling was proposed in the side garden of an existing dwelling whose private amenity space was significantly reduced from in excess of 165m² to 37m², which is comparable to that of the application property. (see plan below)



Householder Proforma

The proposed extension would be located to the south-east of the neighbouring property, which due to its orientation in relation to the path of the sun would not lead to a significant increase in overshadowing.

Given that the habitable room windows on the rear elevation of the neighbouring property are set a reasonable distance from the side boundary, it is not considered that the proposed extension would lead to a loss of outlook or have an overbearing impact on the neighbouring dwelling.

There are no windows proposed on either side elevation of the proposed extension and whilst 10m is not retained to the rear boundary, the existing boundary treatment would provide adequate screening of the private gardens of the dwellings to the rear.

The extension is to be constructed from materials and is of a design which harmonises with the original dwelling.

It is therefore considered that in balance the proposed extension is considered acceptable and would not have a detrimental impact on the amenity of neighbouring properties; it is also considered that given the comparable size of the remaining garden of the neighbouring property that it would be difficult to defend the application at appeal.

Recommendation: Approve with conditions