

Householder Proforma

Application Ref:

2022/0101

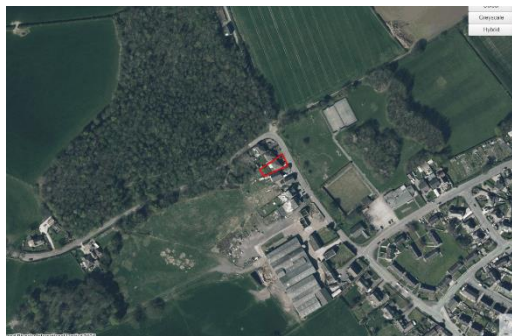
Address:

75 Chapel Road, Pilley, Barnsley, S75 3AR

Property Description:

The application property is located on the periphery of Pilley Village, a semi-rural area on the edge of the Green Belt which is located with a row of dwellings of varying design, scale and construction materials.

The dwelling is located within a modest plot and is constructed from brown brick, with a brown tiled, hipped roof.

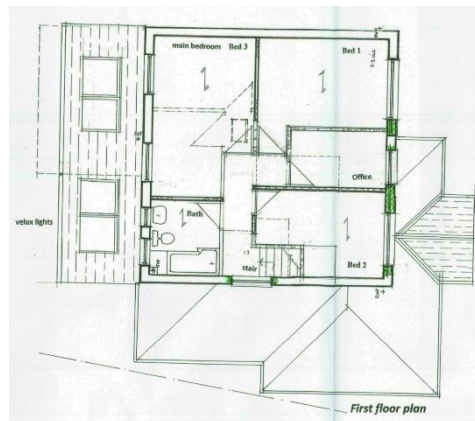
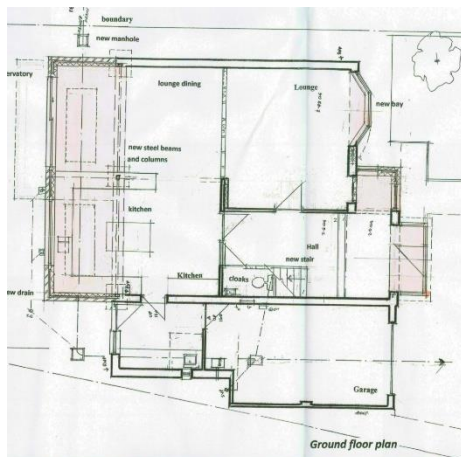


Proposed Extension:

Erection of a single storey rear extension, porch extension, replacement bay window and provision of render to front along with changes to the window arrangements including new first floor windows at front and side of dwelling.



Householder Proforma



Neighbour Representations:	No
Consultees:	Tankersley Parish Council
Local Plan Designation:	Urban Fabric
Conservation Area:	No
Relevant History:	N/A
Acceptable in Principle:	Yes

The applicant seeks permission for the erection of a single storey rear extension, a single storey front porch extension, replacement bay window, installation of additional windows and the rendering of the front elevation of the dwelling.

The single storey rear extension is to project 2.2m from the rear elevation, extending 8m along with a height of 2.5m to the eaves and 3.6m to the ridge; it is also proposed to construct the extension from materials which match the original dwelling. Therefore, the rear extension falls within the parameters of permitted development and does not require the benefit of planning permission.

The proposed front porch extension is to project 0.9m from the existing porch extension and extend 2.4m along it, resulting in a 'T' shaped porch with a front gable detail and is to be constructed from materials to match the proposed rendering of the property. The windows and door are aligned to match the re-configured window arrangement on the front elevation.

The re-configured internal layout results in 2no additional windows proposed at first floor level, 1no to the front eastern elevation and 1no to the southern side elevation, serving an office and landing area, respectively. There are no residential properties located opposite the dwelling and therefore the inclusion of the office window on the front elevation would not lead to an increase in overlooking. However, the proposed side elevation could result in some overlooking of the neighbouring property and its side roof slope window, however both windows are to serve areas which are not classed as habitable rooms and therefore not afforded the same level of protection as those to habitable rooms.

The alteration to the fenestration on the front elevation could result in the dominance of unsightly bonding of old and new materials, and the inclusion of the rendering of the front

Householder Proforma

elevation would alleviate this. Nevertheless, the inclusion of render is not always necessarily the solution to such a situation, however, given that the neighbouring dwelling, its associated outbuilding, and the neighbouring former public house are constructed from render, the inclusion of render on this property would not be out of character with the street scene nor set inappropriate precedent.

It is therefore considered that the proposed extensions and alterations outlines above are acceptable and in compliance with Local Plan Policies GD1 and D1.

Recommendation: Approve with conditions