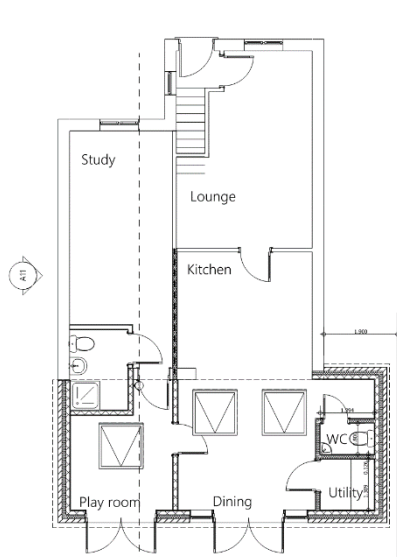


Householder Proforma

Application Ref: 2021/1509
Address: 42 Portland Street, Barnsley, S70 3QT
Property Description: the detached red brick modern dwelling is located at the head of a cul-de-sac within a residential estate of similar styled properties.



Proposed Extension: Erection of single storey extension to rear/side of dwelling



A14 Elevation 1:100

Neighbour Representations: No
Consultees: None
Local Plan Designation: Urban Fabric
Conservation Area: Yes / No
Relevant History: N/A
Acceptable in Principle: Yes

The applicant seeks permission for the erection of a single storey side and rear extension. The extension is to project 3.7m from the rear elevation of the dwelling and extend the full width of the property and 1.6m beyond the side elevation.

The rear extension falls within the parameters of permitted development with the exception of the sideways projection of the extension.

Householder Proforma

The proposed extension is set back significantly from the front elevation and the small sideways projection, and whilst it has the appearance of a solid wall from the front it would be screened to some extent by the dwelling and the existing boundary treatment.

The extension would not result in an increase in overshadowing or overlooking nor a loss of outlook, neither would it form a dominant feature within the street scene, as such the proposal is therefore considered acceptable and in compliance with Local Plan Policies GD1 and D1

Recommendation: Approve with conditions