

# Householder Proforma

**Application Ref:** 2021/0916  
**Address:** 6 Tanfield Close, Royston, Barnsley, S71 4JH  
**Neighbour Representations:** No  
**Consultations:** None  
**Property Description:** the detached red brick and render property is located in a predominantly residential area, the property is L is shape with a forward garage block projection, the side elevation of the garage block fronts the highway.  
An intervening planting area is located between the back edge of the pavement and the elevation fronting the highway.  
**Proposed Extension:** Erection of single storey extension to the front of dwelling  
**UDP Designation:** Housing Policy Area  
**Local Plan Designation:** Urban Fabric  
**Conservation Area:** No  
**Relevant History:** N/A  
**Acceptable in Principle:** Yes



**North West Elevation** 1:100



**South West Elevation** 1:100

## Front Extension:

The extension is to be located on the front elevation of the dwelling, on what is effectively the side elevation of the attached garage.

The extension is to project 2.2m from the front elevation and 5.3m along and is designed with a lean to roof at a similar pitch to the main dwelling and is to be rendered to match the original property.

It is acknowledged that the elevation facing the highway is blank, however the extension is to serve as an extension to the existing garage block and would not necessarily require windows and doors; as mentioned previously the dwelling is located at an angle to the

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highway with the main elevation of the dwelling set back from the highway and screened by the existing shrubbery.

It is also proposed to render the dwelling; the existing dwelling is a mix of render and red brick, render is characteristic of the dwelling and the wider street scene and as such would not be out of place.

It is therefore considered that the proposed extension and rendering of the property are acceptable and in compliance with Local Plan Policies GD1 and D1

**Recommendation: Approve with Conditions**