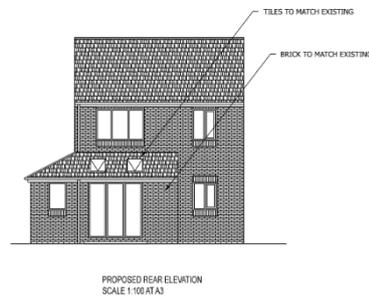
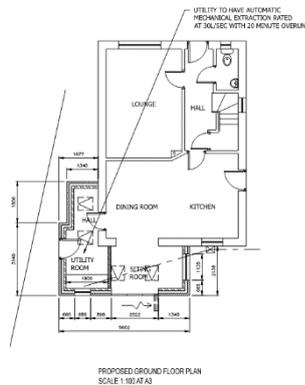


# Householder Proforma

**Application Ref:** 2021/1097  
**Address:** 55 Champany Fields, Dodworth, Barnsley, S75 3TS  
**Neighbour Representations:** No  
**Consultations:** None  
**Property Description:** the modern detached dwelling is constructed from buff brick with a concrete tiled roof and is located in a purely residential area of similar styled properties.  
The dwelling benefits from a small garden to the front and off street parking for at least 2no vehicles to the side and front of the property.



**Proposed Extension:** Erection of single storey extension to the side and rear of dwelling



**UDP Designation:** Housing Policy Area  
**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 side and rear extension. The side extension is to be located on the south western side elevation and is set back approximately 6m from the front elevation of the dwelling and is to wrap around the rear elevation, extending 2.1m beyond the rear elevation and extending 4m along it.

## **Householder Proforma**

The extension is set in 5.2m from the north eastern side boundary with the neighbouring property, whilst a window is proposed on this elevation, it is considered that the set in from the boundary and the inclusion of the existing boundary treatment would prevent increasing levels of overlooking.

There are no habitable room windows proposed on the south western elevation.

The extension is to be constructed from materials which match the original dwelling and is designed to harmonise with the dwelling in terms of roof style and pitch.

The proposed extension would not result in the loss of off street parking or a requirement for additional provision.

**Recommendation: Approve with Conditions**