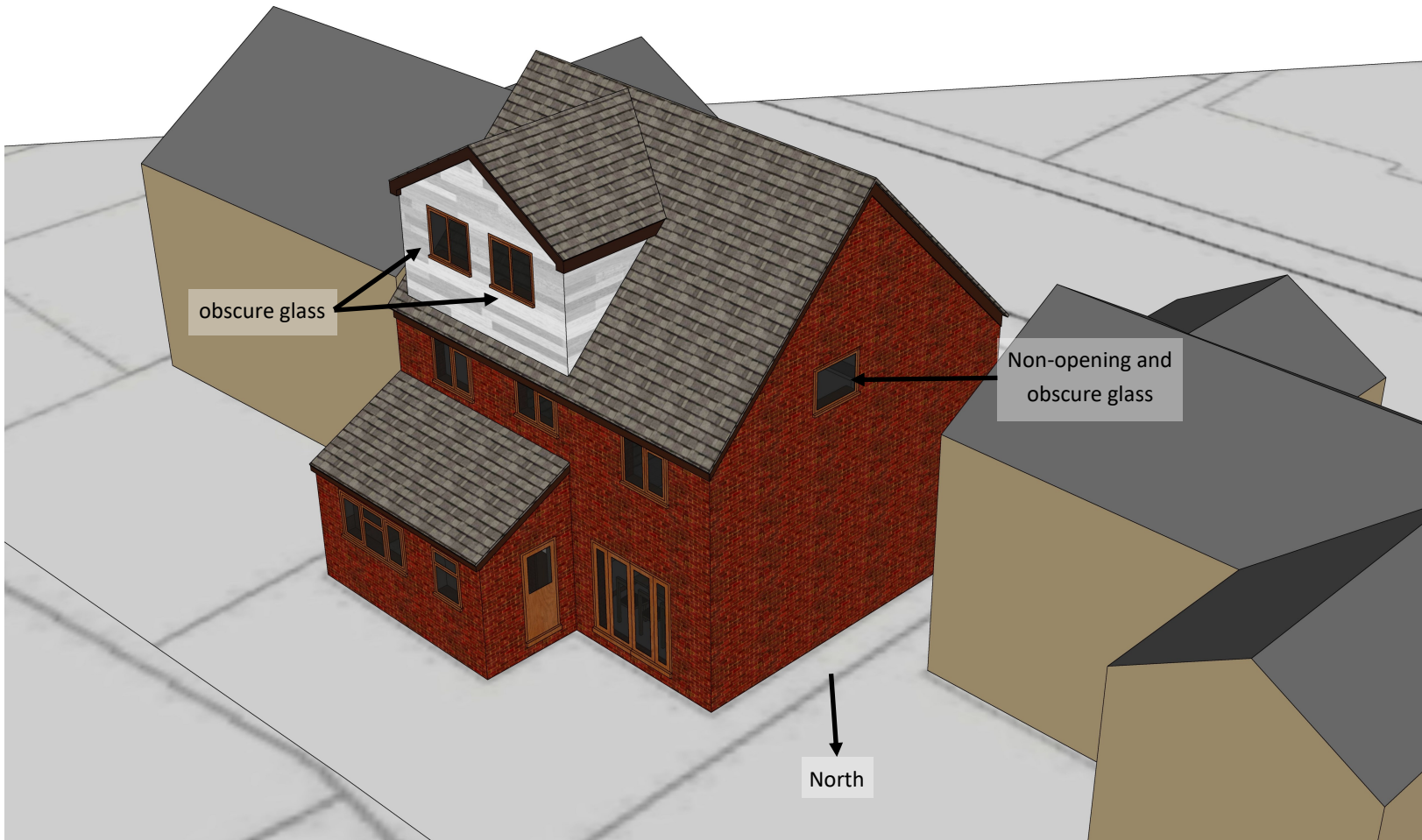
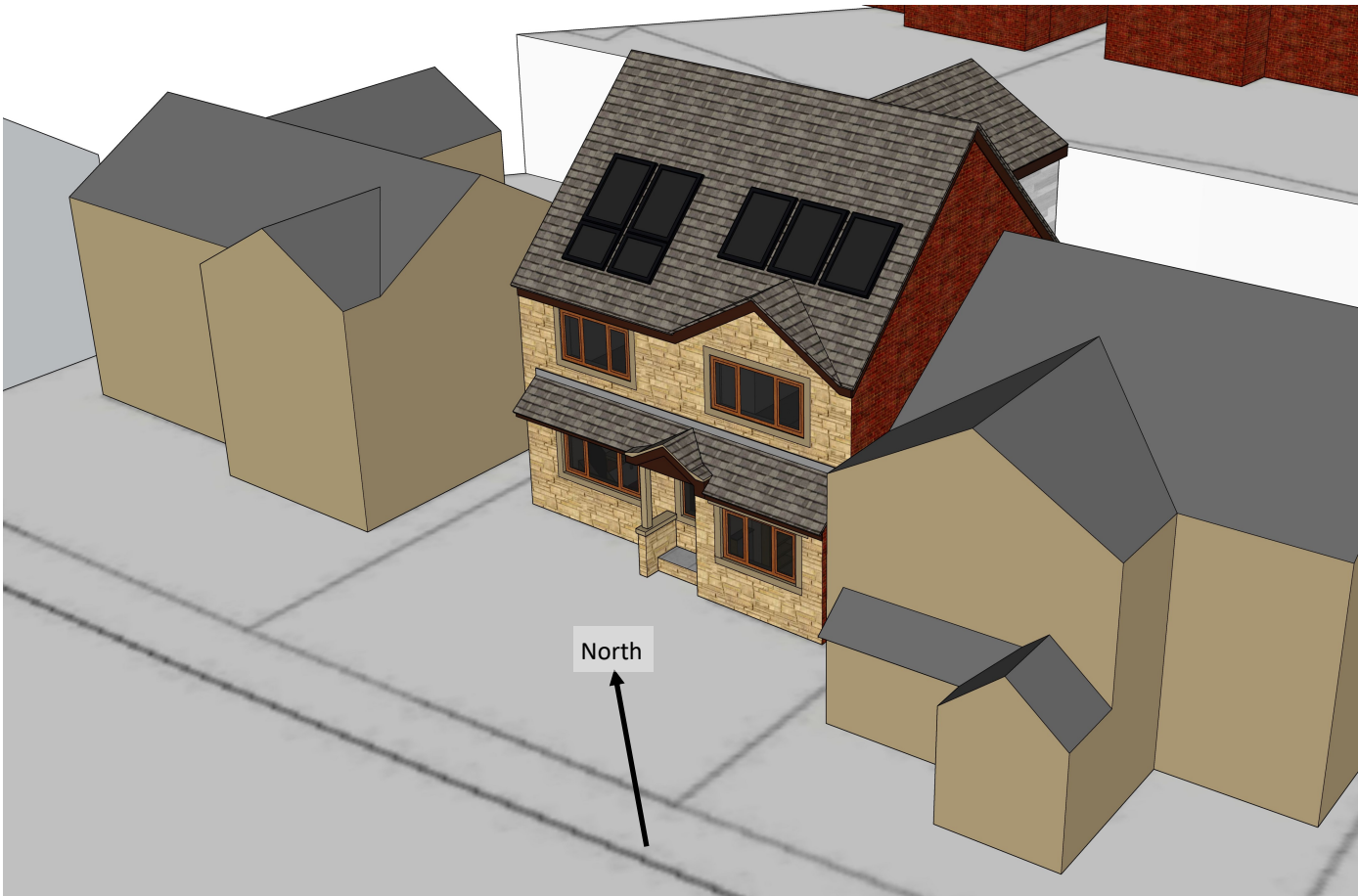


PROPOSED PERSPECTIVES

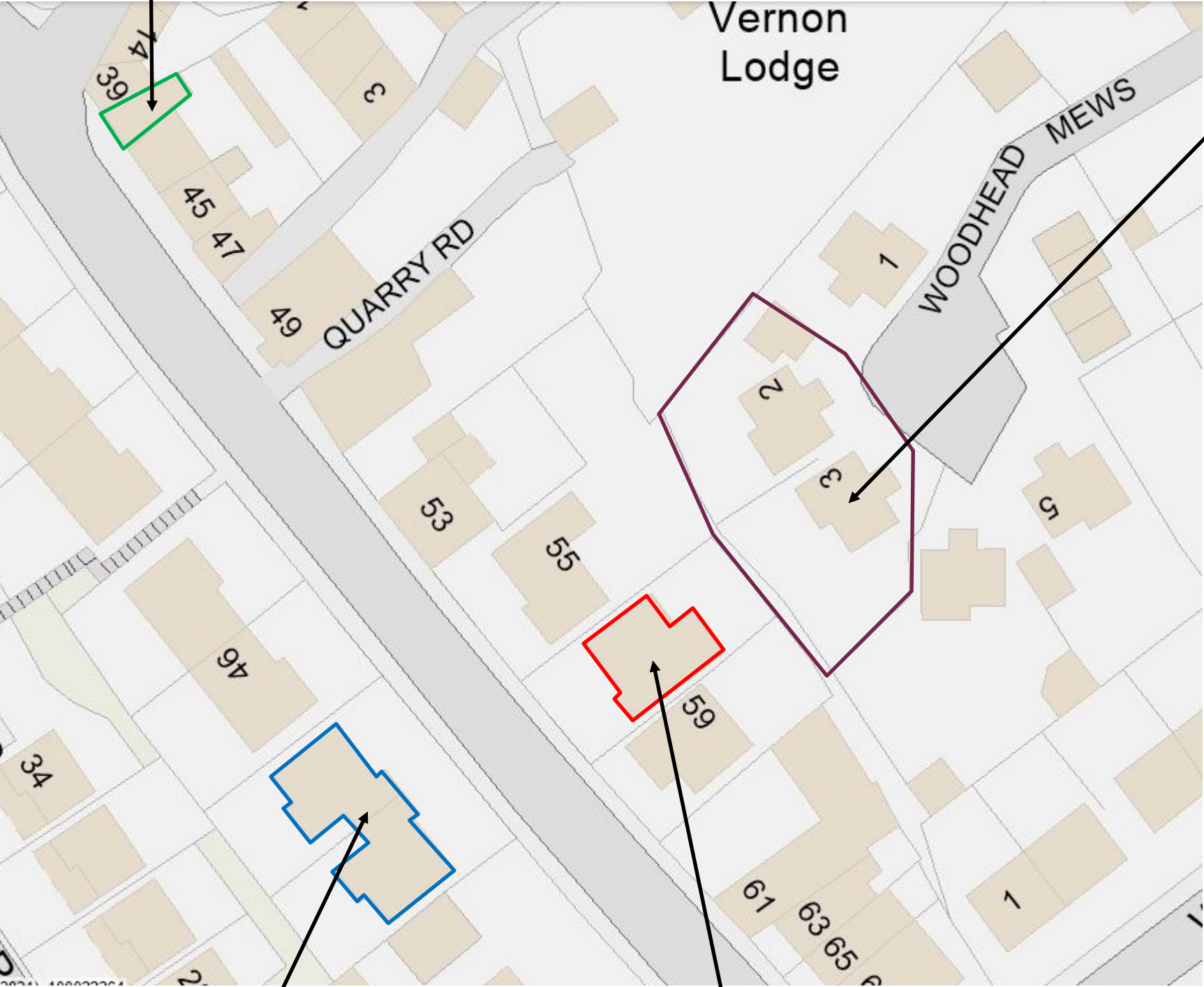


NOTES:
Perspective drawings to illustrate material appearance on Wentworth Road alongside neighbouring properties

Wentworth View 57 Wentworth Road, Blacker Hill, Barnsley, S74 0RP
Proposed Elevations and Floor Plans (not including unaltered Ground Floor)

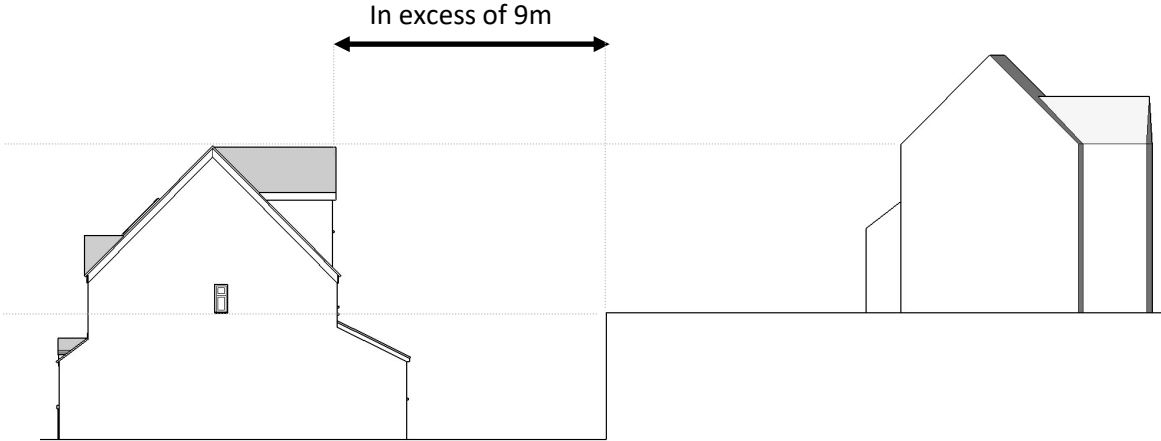
AREA ANALYSIS

Property with skylights on the road facing roof pitch
(including a Velux Cabrio © -style window).



Properties with a roof pitch in excess of 40-degrees, with rooms within the attic space, and rear-facing dormers, one with a south-west facing balcony

Wentworth View 57 Wentworth Road



2-storey properties to the rear (built 2010 on Woodhead Mews) approximately 4m higher in elevation than 57 Wentworth Road (built 1993).

Dormer rear wall is at least 9m from the property boundary, and not equivalent in height to a 2 storey rear extension on the same ground level as the properties on Woodhead Mews.

NOTES:

A diagram of a house showing two permitted envelopes. A dashed line outlines the '1-storey - permitted envelope', and a dotted line outlines the '2-stories - permitted envelope'. The 2-story envelope is significantly taller than the 1-story one, extending above the roofline.

2-stories - permitted envelope

1-storey - permitted envelope

Permitted development allows for the addition of 2 stories to a detached property constructed between 1948 and 2018. However, permitted development requires the roof pitch to be maintained, and since the proposals for 57 Wentworth Road involve increasing the roof pitch from 30° to 45° full planning approval is required.

The rear dormer is of full depth to within 0.3m of the eaves on two elevations, so falls outside of permitted development for a dormer window.

Front pitch includes Velux Cabrio © windows, which also require planning approval.

Any windows overlooking the rear of the property to be obscure glazed, with a new window to the side of the property that would be obscure glazed and non-opening.

Wentworth View 57 Wentworth Road, Blacker Hill, Barnsley, S74 0RP

Area analysis