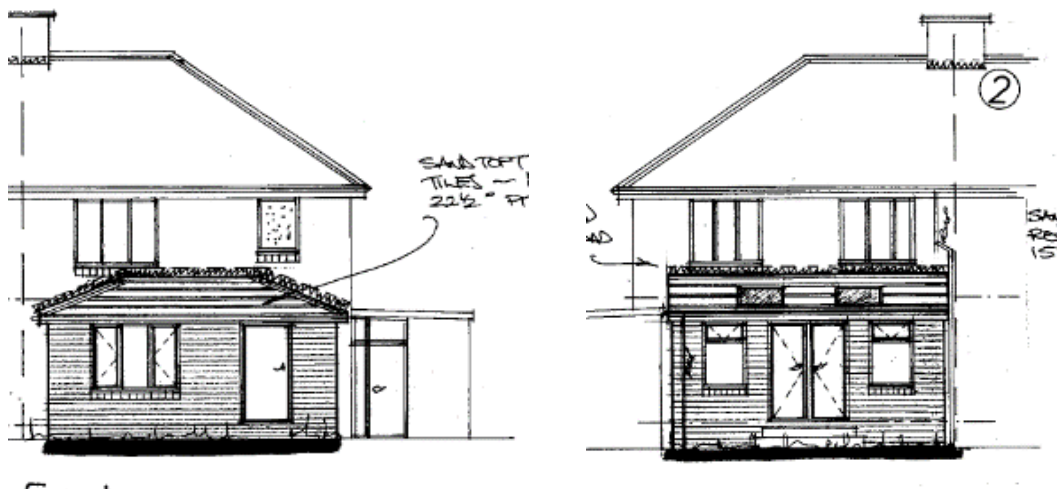


Householder Proforma

Application Ref: 2022/0156
Address: 50 Carr Lane, Tankersley, Barnsley, S75 3BE
Property Description: The brown brick, semi-detached dwelling is located in a corner plot at the junction of Princess Grove and Carr Lane, on the periphery of Pilley Village. The dwelling is bounded to the front by a low-level wall with mature hedge beyond.



Proposed Extension: Erection of single storey extensions to front and rear of dwelling.



Neighbour Representations: No
Consultees: Tankersley Parish Council – No objections
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 and single storey front extension. The rear extension is to project 2.95m from the rear elevation with a height of 2.6m to the eaves and 3.8m to the ridge and is to be constructed from materials which match the original dwelling. Based on the above, the proposed rear extension falls within the parameters of permitted development and does not require the benefit of

Householder Proforma

planning permission, but nevertheless shall be included within the description for the avoidance of doubt.

The proposed front extension is to project 1.9m from the front elevation and extend along the full width of the property, providing a porch and living room extension. The proposal is single storey with a height of 2.4m and 3.5m to the eaves and ridge respectively and is designed with a hipped roof and fenestration to match the original dwelling. The front extension is not dissimilar to the front extensions located on the opposing modern properties, nevertheless the proposed extension is set back from the highway with an extensive front garden and mature hedge screening, which would limit the impact the extension would have on the street scene.

The proposed extension would not result in the loss of off-street parking nor a requirement for additional provision. Based on the above assessment it is therefore considered that the proposed development is acceptable and in compliance with Local Plan Policies GD1, D1 and T4.

Recommendation:

Approve with conditions