

Householder Proforma

Application Ref: 2022/0256

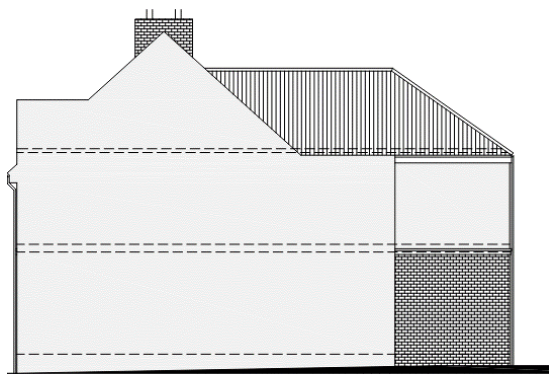
Address: 26 Trafford Avenue, Elsecar, Barnsley, S74 8AD

Property Description: The application relates to a red-brick and render, semi-detached property located within a purely residential area of similar styled semi-detached and terraced properties. The dwelling is designed with an asymmetrical roof, with a small rear dormer style projection to the rear elevation, which forms part of the rear elevation of the original dwelling; the dwelling also benefits from a small single storey rear extension which would be demolished to allow for the proposed extension. A footpath runs along the side boundary of the property, linking Trafford Avenue with Lifford Place.



Proposed Extension:

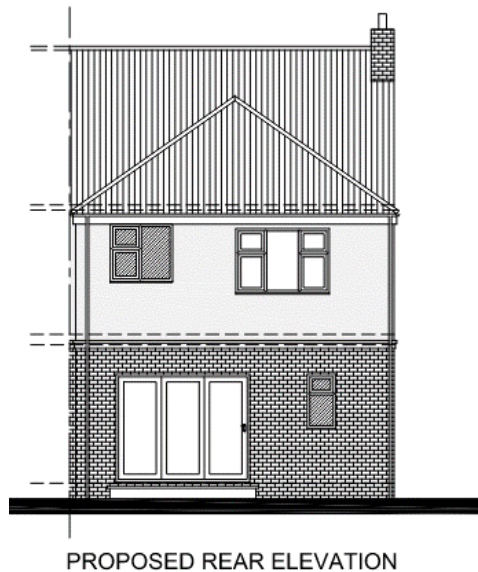
Erection of a two-storey rear extension



PROPOSED SIDE ELEVATION



Householder Proforma



Neighbour Representations:	No
Consultees:	None
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 two-storey extension to the south-western rear elevation of the dwelling and is to project 3m from the rear elevation at ground floor level, extending the full width of the property. However, due to the design of the asymmetrical roof, the extension would project further than 3m from the existing rear roof plane, approximately 5.75m.

Supplementary Planning Document - House Extensions and other Domestic Alterations (SPD) states that two storey rear extensions to semi-detached properties should be designed with a rearwards projection of less than 3.5m from the original rear wall. The proposed extension does comply with this in part therefore. If the dwelling were constructed as a standard two-storey property with a front and rear elevation of the same design the proposed extension would fall within the guidelines, however, due to the asymmetrical nature of the roof, the extension would project further from the existing dwelling at first floor level, approximately 5.75m. Nevertheless, the existing dwelling is designed as it is, and consideration must be given to the impact on the neighbouring dwelling. The proposed extension would be located adjacent to the neighbouring dwelling and given it is located to the south of the attached dwelling, could result in some overshadowing, however, a 3m projection compared with the existing rear wall of the dwelling is not considered to significantly increase levels of overshadowing to an unreasonable level. The first-floor element of the proposal could have an impact on the neighbouring dwelling, by means of loss of outlook, however, there are no habitable rooms located at first floor level, or within the roof space and that the proposed extension is located adjacent to the bathroom, which is not classed as a habitable room, there would be limited impact in terms of loss of outlook.

Householder Proforma

The proposed extension would be located in excess of 10m from the rear boundary, there are no windows proposed on the side elevation facing the adjoining property and those located on the southern side elevation at ground floor level are a sufficient distance from the neighbouring property not to increase levels of overlooking and are separated by the footpath and the existing boundary treatment associated with the respective properties.

Whilst the proposed extension would project further at first floor level, and further that the guidance set out in the SPD, given that it would not detrimentally impact on the amenity of the neighbouring dwellings, in addition the extension is designed to harmonise with the original dwelling in terms of design and construction materials and therefore the scheme is considered acceptable and in compliance with Local Plan Policies GD1 and D1 and T4.

Recommendation: Approve with conditions