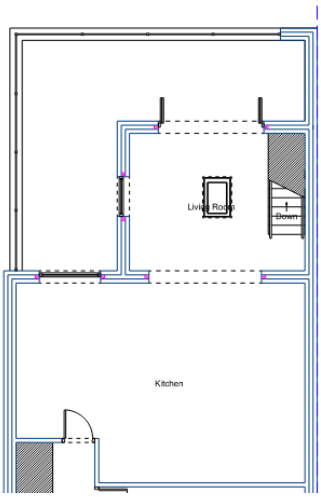
Householder Proforma

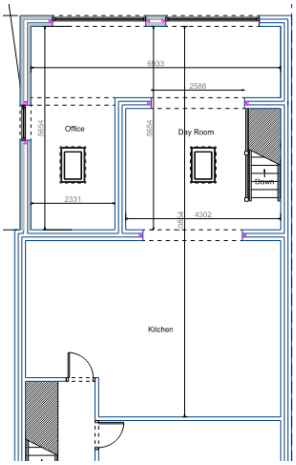
Application Ref: 2021/0897
Address: 191 Dodworth Road, Barnsley, S70 6HR
Neighbour Representations: No
Consultations: None
Property Description: the detached stone fronted brick built property fronts onto Dodworth Road a main arterial route from the town centre to the M1. The dwelling is a split level property, with the appearance of a two storey dwelling at the front, increasing to a three storey property at the rear due to the difference in land levels. The property benefits from previous extensions which include a basement level extension with a wrap around balcony above, allowing access from front ground floor level.



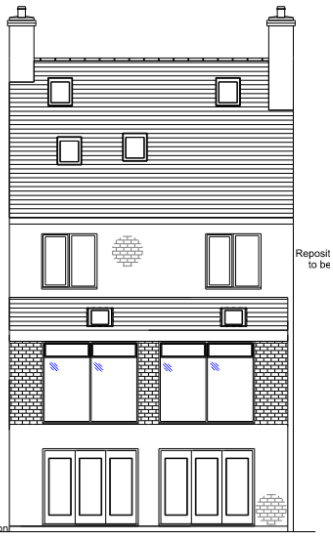


Proposed Extension: Permission is sought for the erection of an extension to enclose the wrap around existing balcony to provide home office space.
Floor to ceiling glazing is proposed on the rear elevation to provide natural light to the new space, in addition a window is proposed on the side elevation of the extension.









UDP Designation: Housing Policy Area
Local Plan Designation: Urban Fabric
Conservation Area: No
Relevant History: N/A
Acceptable in Principle: Yes

Householder Proforma

Rear Extension:

The proposed extension, is at first floor level when viewed from the rear elevation due to the level differences, and is to enclose the existing wrap around balcony to provide home office space.

the overall projection of the proposed extension is 5.9m from the rear elevation of the 3 storey property, whilst this could be considered excessive for what is tantamount to a two storey extension, due to the orientation of the proposed extension with the neighbouring dwelling it is not considered that the proposed extension would lead to a significant detrimental impact on the neighbouring dwelling.
It is acknowledged that the neighbouring dwelling has a small set back at the rear elevation, however the extension would project beyond the by approximately 1.8m which would not lead to a significant increase in overshadowing as the majority of the extension is within the building line of the neighbouring property.

It is proposed to include a window on the side elevation of the window; this could lead to some increase in overlooking, whilst the window will serve a habitable room, this window would be secondary to the main windows on the rear elevation, therefore it is considered acceptable in this instance to condition obscure glazing.

As mentioned previously the dwelling has an extensive rear garden with in excess of 10m being maintained to the rear boundary.

The element of the extension, adjacent to the western side elevation existing extension, will be constructed with a lean to roof to match the existing extension, however the additional element beyond the rear elevation of this extension is designed with a flat roof; whilst flat roof extensions are not usually encouraged, the extension is located on the rear elevation of the property and it not visible from public vantage points and is to be constructed from materials which match the existing dwelling and its associated extensions.

The proposal does not result in the loss of off street parking nor a requirement for additional provision and as such is considered acceptable in terms of highway safety.

Recommendation: Approve with Conditions