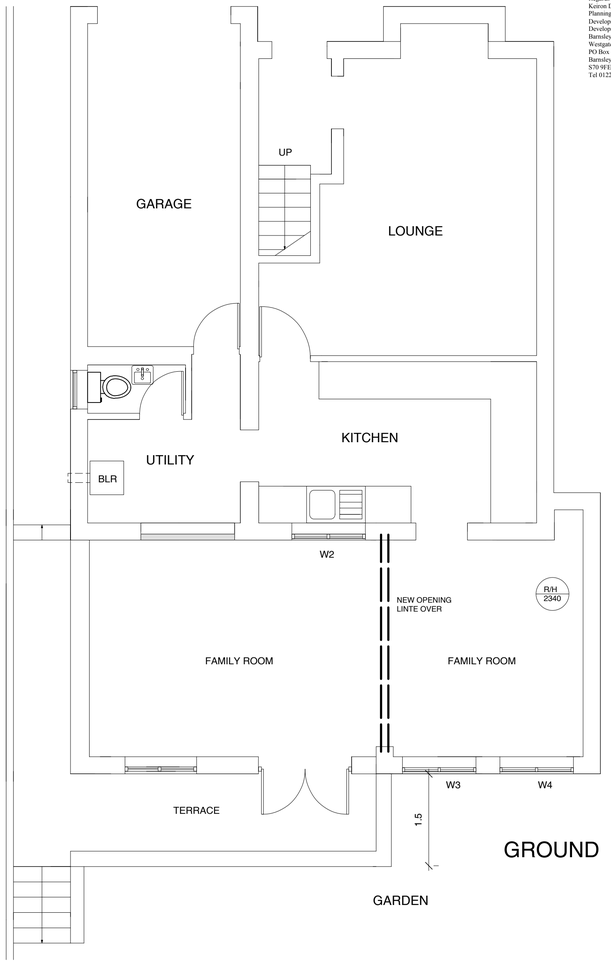
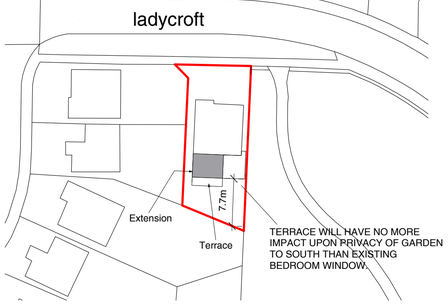
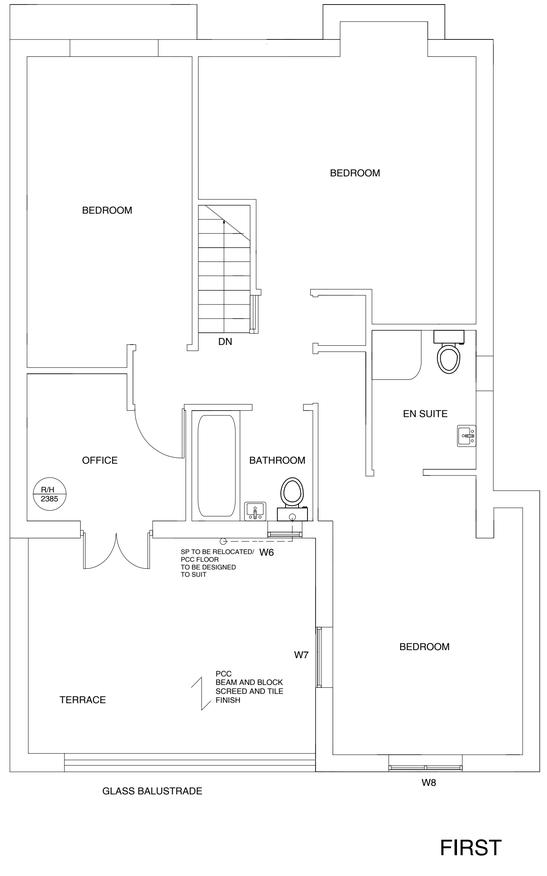
Andrew
The extension is to a detached house so we can accept this proposal if it meets the House Extensions SPD i.e:
Extensions to the rear of detached houses will be considered on their design merits where
no adjacent properties are affected.
The house is at 90 degrees to the neighbours to the west so the proposal will not affect them in terms of dominance or overshadowing.
You have screened your terrace to the west so overlooking will not occur.
My main concern is the overlooking of the garden to the south, due to the two terraces. However, there is already a bedroom on this elevation and the ground floor terrace could be screened unless there is a steep slope.
So if you choose to apply can you provide some extra details to address this concern and clearly show the distance involved to avoid doubt.
Regards
Kairon Dunn
Planning Officer
Development Management
Development Services
Barnsley Metropolitan Borough Council
Westgate Plaza
PO Box 604
Barnsley
S70 9FE
Tel 01226 774717



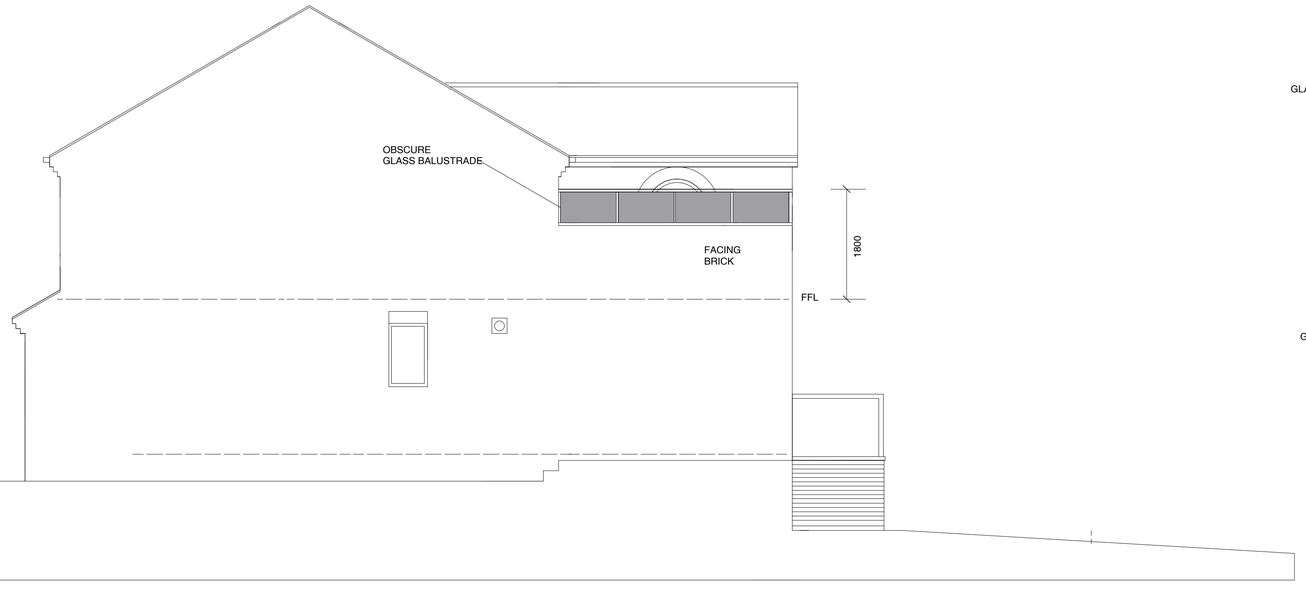
GROUND



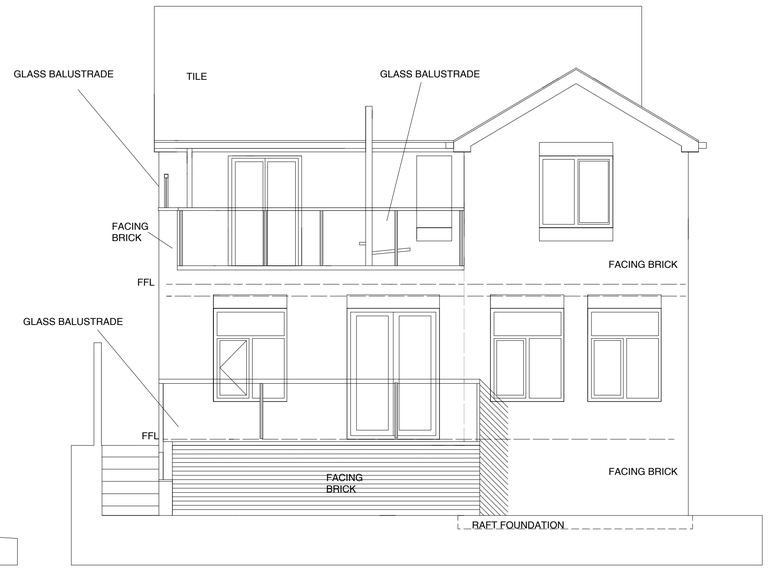
Site Plan 1/500



FIRST



SIDE ELEVATION



REAR ELEVATION

NOTES

notes

No dimensions to be scaled from this drawing which is the property of the company. it is not to be used or disclosed in any way except as authorised by the company. The client is responsible for providing architect with correct site boundary/ownership definitions and any covenants or easements relating to the site. Architect will assume site boundaries as clearly defined, unless otherwise informed by client.
No work to be carried out without planning permission, until all pre start planning conditions have been discharged and until a building regulations application has been submitted.
Any work carried out before building regulations approval has been granted will be strictly at clients own risk.
Any building works within 6m of a neighbouring home's foundations may require you to notify the owner of that property of your intentions at least one month before you start work.
Work to an existing party wall requires you to give at least two months notice of your intentions. if consent to carry out work cannot be reached procedures dealing with an dispute should be followed (the party wall act 1996).

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES ON THE DRAWING PRIOR TO CONSTRUCTION.

ALL DIMENSIONS TO BE CHECKED ON SITE
IF IN DOUBT ASK!

revisions

A 1/9/14
B 6/9/14
C 7/9/14
D 19/9/14

title: PLANS & ELEVATIONS

project: *SINGLE STOREY REAR EXTENSION*
20 LADYCROFT HEMINGFIELD S73 0QQ

for MR R. WOFFINDEN

scale 1:50 at A1

drawing no 02D

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