Householder Proforma

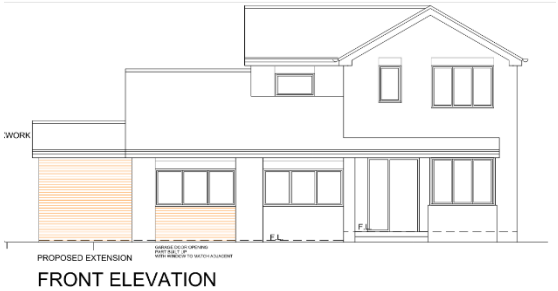
Application Ref: 2022/0011
Address: 62 Rainton Grove, Redbrook, Barnsley, S75 2QZ
Property Description: The detached dwelling is located in a purely residential area of similar styled dwellings, there is no uniform house type within the vicinity and the majority of the neighbouring dwelling benefit from some form of extension.



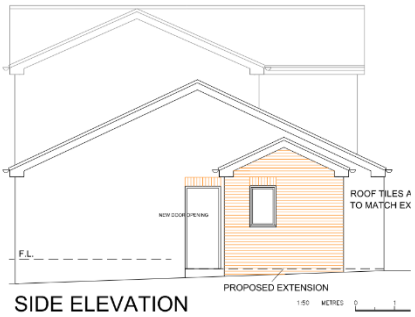




Proposed Extension: Erection of single storey side extension and conversion of garage to living accommodation



FRONT ELEVATION



SIDE ELEVATION

Neighbour Representations: No
Consultees: None
Local Plan Designation: Urban Fabric
Conservation Area: No
Relevant History: 94/0235 – Erection of a single storey side extension incorporating garage – approved.
Acceptable in Principle: Yes

The applicant seeks permission for the erection of a single storey side extension on the existing single storey side extension approved in 1994, to provide a downstairs wet room to serve the bedroom created as part of the garage conversion.
The extension is to project 2.6m from the side elevation and 3m along it, with a set back at the front elevation of approximately 1m.

The extension has been designed to correspond to the original dwelling and the existing extension in terms of eaves height, roof pitch and construction materials.
The fenestration has been designed to mirror that of the original dwelling and whilst there is no window proposed on the front elevation of the proposed extension the dwelling is located such within the street scene that it would not pose a dominant feature within it.

The window on the side elevation of the extension would serve a bathroom, which is not classed as a habitable room and is proposed to be fitted with obscure glazing, in addition the existing boundary treatment would provide adequate screening.

The garage conversion does not require planning permission and therefore loss of the off-street parking could occur anyway, however, there is sufficient space to the front of the dwelling to accommodate to parking spaces required for a dwelling of this size.

It is therefore considered that the proposed extension is considered acceptable and in compliance with Local Plan Policies D1 and GD1

Recommendation: Approve with conditions