Householder Proforma

Application Ref:	**Address:**
2022/0700	15 Kent Close, Royston, Barnsley

Neighbour Representations: No

Property Description:

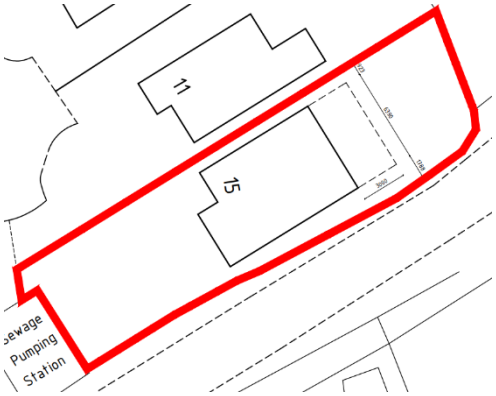
The applicant's property is a detached dwelling located at the head of a residential cul-de-sac/estate in Royston. The dwelling has been constructed from red brick with render detailing to the front. The estate is comprised entirely by detached red brick and rendered dwellings, similar in appearance to the applicant's. To the front of the dwelling is a hard surfaced parking area and to the rear is a grassed garden.

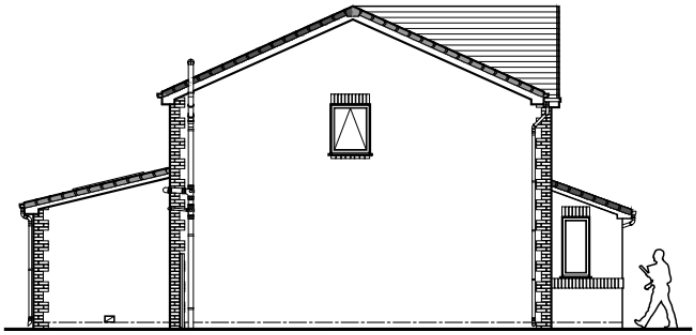


Proposed Extension:

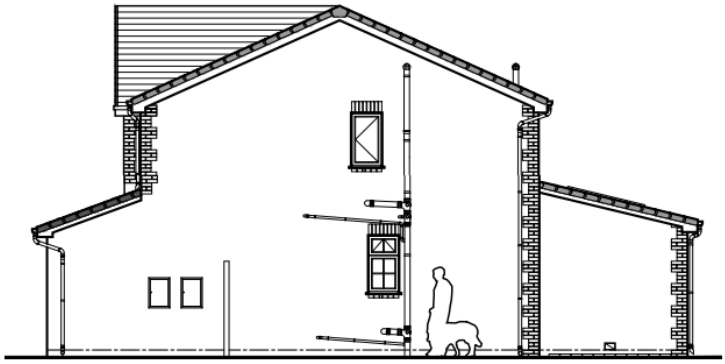
The applicant is seeking approval for the erection of a single storey rear extension.

Householder Proforma





Proposed End Elevation



Proposed End Elevation



Proposed Rear Elevation

UDP Designation: Housing Policy

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History:

B/93/1403/RO – Outline for residential development

B/94/0684/RO – Residential development – 145 dwellings (Reserved Matters)

Acceptable in Principle: Yes

Rear Extension:

	Yes / No (include comment if required)
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	
3. if more than 3m are the eaves more than 2.5m in height?	N/A (Extension is three metres).

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Two Storey	
4. terraced property and less than 2.5m (projection to the rear)?	
5. semi-detached and less than 3.5m?	
All	
6. materials to match	Yes (Also will be conditioned).
7. roof design compliments / ties in well	Yes (Standard lean-to roof design).
8. habitable room windows on the side elevation?	No
9. distance to rear boundary (shared with another residential property) 10m or more?	N/A

The dimensions of the proposed extension do not exceed thresholds of the General Permitted Development Order 2015 as amended, and therefore would not require planning permission.

Recommendation:

Approve with conditions: