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BARNSLEY
Metropolitan Borough Council

Planning and Transportation Service
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Barnsley Metropolitan Borough Council
10 NOV 2008

My ref: DC/RP/2008/1536 Your Ref.

Date: 31 October 2008 Enquiries to: Miss R Pell Dial Direct (01226) 772578

Dear Mr Nice

RE: Erection single storey rear conservatory 4 Medina Way, Barugh Green, Barnsley

I write with regard to the above planning application which was submitted to the council on 30th September 2008

Having inspected the submitted plan I have concerns with regard to the scale of the proposed extension.
It is important that all domestic extensions are designed so that they are in keeping the host property and the character of the wider street scene. In this regard it is considered that the proposal represents an overbearing feature which would detract from the appearance of the property and not appear sub-servient to ensure the original dwelling remains the dominant feature.

It is considered that a more satisfactory form of development would be to reduce the rearwards projection by 1.5m to 4m. The council has an adopted Supplementary Planning Guidance 4 (SPG 4) which states that single storey rear extensions to semi detached properties should be designed with a rear projection of less than 4m.

As a consequence of the above I urge you to submit amended plans incorporating the reduced projection, within 14 working days from the date of this letter. Please mark it for the attention of Rachael Pell and send it to the above address, otherwise a decision will be made based on the scheme which is before me.

If you have any further queries, please don't hesitate to contact me on the above number.

Yours sincerely
Rachael Pell

NOW PLANS AT HM.

for and on behalf of
Martin Winnard, Development Control Manager

Mr Nice
West Yorkshire Windows
8 Denby Dale Road
Thornes
Wakefield
WF2 7AZ

Please address all correspondence to the Development Control Manager

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