

Householder Proforma

Application Ref: 2021/0742
Address: 18 Bank End Avenue, Worsborough Dale, Barnsley, S70 4QR
Neighbour Representations: No
Consultations None
Property Description: the semi detached red brick built dwelling is located in a purely residential area of similar styled properties.
The property is located is a triangular shaped plot which narrows to the rear and currently benefits from a pre-fabricated detached garage located forward of the principle elevation.

Proposed Extension: erection of a two storey side extension
UDP Designation: Housing Policy Area
Local Plan Designation: Urban Fabric
Conservation Area: No
Relevant History: N/A
Acceptable in Principle: Yes

Side Extension:

	Yes / No (include comment if required)
Single Storey	
1. set back	
Two Storey / First Floor	
2. set back / set down (500mm minimum)	Yes: 500mm
3. less than 2/3 the width of the original dwelling	Property width - 5.6m Extension width allowed - 3.7m Extension width proposed - 3.7m at front reducing to 1.9m at rear
All	
4. roof design corresponds to existing	Yes; hipped roof extension on hipped roof property
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	No
7. materials to match	yes
8. neighbouring property extended to side or windows?	No extension at neighbouring property but there is a window on the side elevation, however this window is serving a landing and therefore is not classed as a habitable room window.
9. Any change to parking or access?	No; dwelling changing from 3bed to 4bed no additional provision required, improving situation with a driveway 5.5m in length following the removal of a pre-fabricated garage which is located forward of the principle

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	elevation, which does not benefit from planning permission No on street parking restrictions not a classified road.
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Recommendation: Approve with Conditions

3 Years
Plans
Materials