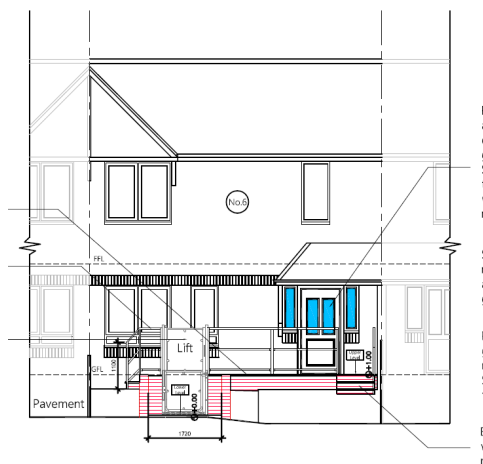


Householder Proforma

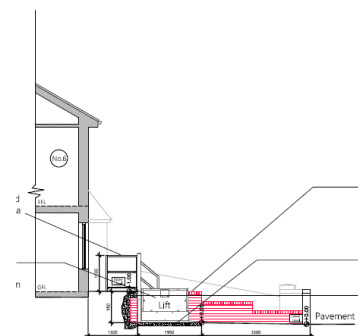
Application Ref: 2021/1060
Address: 6 Redwood Close, Hoyland, Barnsley, S74 0EJ
Neighbour Representations: No
Consultations: Highways – No objections
Property Description: the brick and render, mid-terrace property is located in a purely residential area of similar styled properties close to the junction of Redwood Close and Shaftesbury Drive. The dwelling is set back from the highway with a drive and a small garden to the front of the property. The dwelling is enclosed to the front by a low level red brick wall.



Proposed Extension: the applicant seeks permission for the installation of lift access and associated works
UDP Designation: Housing Policy Area
Local Plan Designation: Urban Fabric
Conservation Area: No
Relevant History: N/A
Acceptable in Principle: Yes



PROPOSED SOUTH ELEVATION
(front wall not shown for clarity)
6 REDWOOD CLOSE, BARNSELEY



PROPOSED WEST ELEVATION
(Section through BB)
6 REDWOOD CLOSE, BARNSELEY

Front Extension:

The applicant seeks permission for the construction of a permanent disabled access path and lift to the front of the property.

Householder Proforma

The path will extend from the footway, the depth of the front garden area, where a lift will provide access to the 90 degree return which will run along the front elevation of the dwelling to the front door. A stepped access from the driveway will also be provided

The path is to be a level path, which is to be cut into the area, with the lift providing the access to the existing land level adjacent to the dwelling.

The return path along the front of the dwelling is to be 1.5m in width and have a handrail/guard rail to a height of 1.1m

It will be constructed from concrete with a red brick exterior to match the existing property and a metal railing in black.

Due to the land level and the digging out rather than building up, the ramp would be located at current land level adjacent to the dwelling and therefore would not increase levels of overlooking of the neighbouring habitable room windows, located adjacent to the boundary, to an unreasonable level.

Whilst the ramp and lift are to be located on the front elevation, the ramp is to be at pavement level and the lift is to be located 3m from the highway and it is not considered that it would form an overly dominant feature to the detriment of the character of the street scene. All in all, the proposal is considered to be a fairly minor development and is to serve a genuine need.

The proposal would not impact on the existing off street parking provision and whilst the stepped access does shorten the driveway length, not to a significant level which would prevent utilisation of the driveway. Highways DC have been consulted on the application and have raised no objections to the proposal.

Recommendation: Approve with Conditions