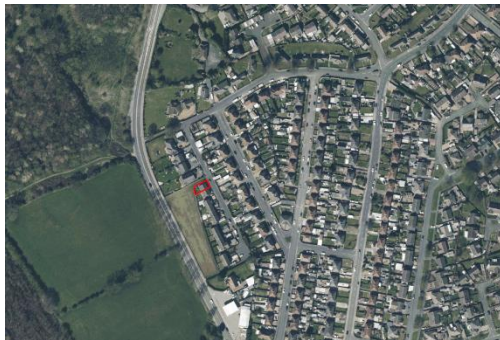
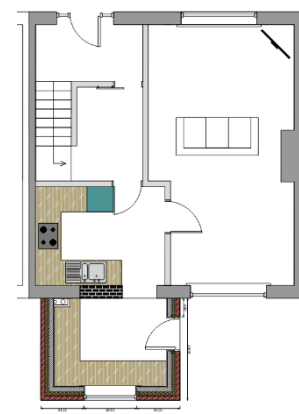
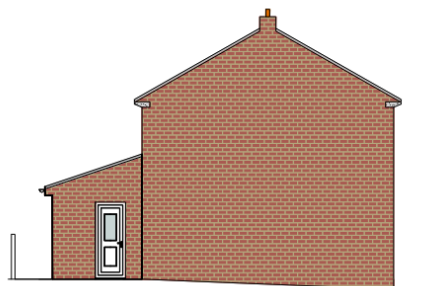


Householder Proforma

Application Ref: 2021/1241
Address: 13 Castle View, Birdwell, Barnsley. S70 5QX
Neighbour Representations: No
Property Description: The red brick semi detached dwelling is located in a purely residential area of similar styled dwellings. Castle View is a single carriageway with properties located on the western side of the road, resulting in the western elevations facing Sheffield Road although separated from it by a significant grass verge. The dwellings to the east front onto Rockley Avenue with the rear elevations of these properties facing Castle View.



Proposed Extension: Proposed single storey extension to rear of dwelling (elevation facing Castle View) to create porch / utility



Householder Proforma

Consultees:	None
UDP Designation:	Housing Policy Area
Local Plan Designation:	Urban Fabric
Conservation Area:	No
Relevant History:	N/A
Acceptable in Principle:	Yes

The applicant seeks permission for the erection of a single storey extension to the eastern elevation of the dwelling, referred to as the rear.

The extension is to project 2.4m from the eastern elevation and 3.2m along it with a height of 2.5m to the eaves and 3.3m to the ridge.

Permitted development rights for householders Technical Guidance September 2019 defines principal elevation, it states – in most cases the principal elevation will be that part of the house which fronts (directly or at an angle) the main highway serving the house (the main highway will be the one which sets the postcode for the house concerned) it will usually contain features such as main bay windows or a porch serving the main entrance to the house. Usually, but not exclusively, the principal elevation will be what is understood to be the front of the house.

There will only be one principal elevation on a house. Where there are two elevations which may have the character of a principal elevation, for example on a corner plot, a view will need to be taken as to which of these forms the principal elevation.

Based on the information within the technical guidance it could be argued that the elevation facing Castle View is in fact the front principal elevation, as this is the elevation where access to the property is made and provides the postal address given that the elevation facing Sheffield Road is separated from the highway by an intervening grass verge resulting in no vehicular access.

The properties to the north west, 14-17 Castle View (inclusive) front onto Castle View with the area facing Sheffield Road being used as private rear amenity space with domestic paraphernalia such as washing lines and children's play equipment.

14 Castle View also benefits from the approval of a planning application for a conservatory extension to the eastern front elevation in 2003 and a single storey rear extension to the western elevation in 2017.

In addition to this the neighbouring petrol filling station which fronts onto Sheffield Road has an address as Sheffield Road and different postcode which further indicates that the elevation facing Castle View is the principal elevation.

Nevertheless, the properties 14-17 Castle View are detached and are subject to a planning application in 1994 and do not follow the design of the red-brick semi detached properties along Castle View.

In addition, in 2005 and 2006 two storey rear extensions were approved to the elevation facing Castle View and more historically detached garages have been built forward of the Castle View elevation.

Householder Proforma

It is on this basis, the elevation facing Castle View has been considered the rear elevation and to change the principal elevation at this time could result in inappropriate additions to the western elevations which currently remains free of development.

Given that the Castle View elevation is the rear elevation the proposed single storey extension falls within the parameters of permitted development.

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Part 1, Class A, and they set out the operative provisions of this part. Please find the provisions within Part 1 Class A below.

PART 1 - Development within the curtilage of a dwellinghouse Class A – enlargement, improvement or other alteration of a dwellinghouse

The enlargement, improvement or other alteration of a dwellinghouse.

Development is not permitted if:

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);
- (b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- (c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;
- (d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;
- (e) the enlarged part of the dwellinghouse would extend beyond a wall which—
 - (i) forms the principal elevation of the original dwellinghouse; or
 - (ii) fronts a highway and forms a side elevation of the original dwellinghouse;
- (f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
 - (ii) exceed 4 metres in height;
- (g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
 - (ii) exceed 4 metres in height;
- (h) the enlarged part of the dwellinghouse would have more than a single storey and—
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
 - (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;

Householder Proforma

- (i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;
- (j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—
 - (i) exceed 4 metres in height,
 - (ii) have more than a single storey, or
 - (iii) have a width greater than half the width of the original dwellinghouse; or
- (ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);
- (k) it would consist of or include—
 - (i) the construction or provision of a verandah, balcony or raised platform,
 - (ii) the installation, alteration or replacement of a microwave antenna,
 - (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (iv) an alteration to any part of the roof of the dwellinghouse.

Class A permits extensions to domestic dwellings where certain criteria are met. The dwelling is a semi-detached dwelling, and as such, PD rights allow homeowners to erect a single-storey rear extension with a projection of up to 3m with a height of 3m to the eaves and 4m to the ridge. Having checked these specifications, as well as other supplementary specifications of the plans within Class A of the GPDO, the extension would comply with this legislation and it would meet permitted development rights.

Recommendation: Approve