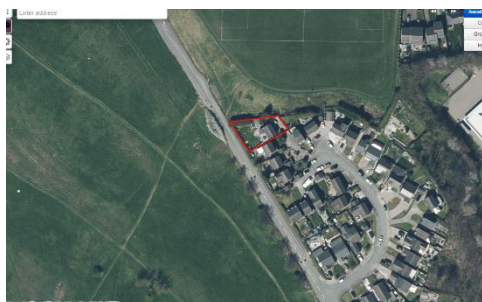
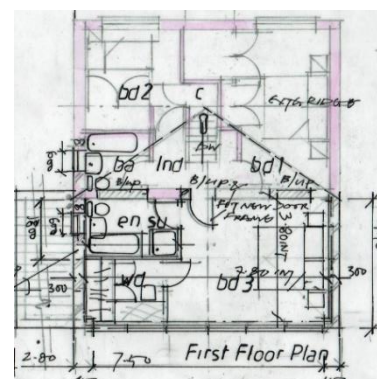
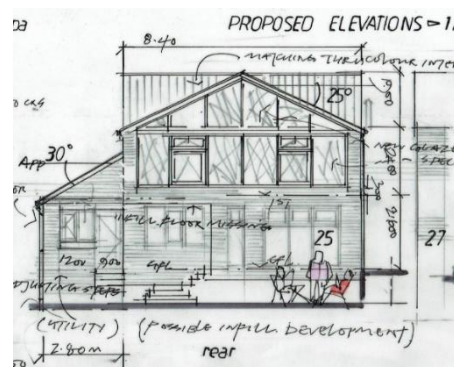
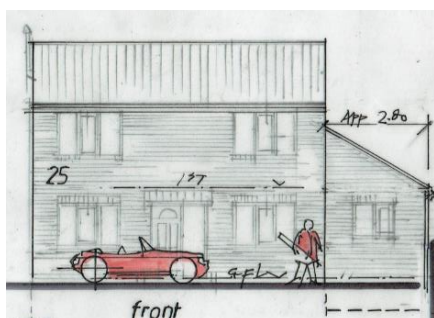


Application Ref:	2021/1334
Address:	25 Worrall Close, Ward Green, Barnsley, S70 6TL
Neighbour Representations:	No
Property Description:	Worrall Close is a cul-de-sac located off Highstone Lane in Ward Green. The application property is a detached dwelling in the north-west corner of the cul-de-sac. The property is of a red brick construction with a concrete tiled gable roof and an existing single storey lean-to extension coming off the rear elevation and a raised patio with steps down to the garden. The property sits on a modest sized plot, which has a private access to the highway and benefits from both a driveway and detached garage that provides off street parking for at least two vehicles.



Proposed Extension: Erection of two storey rear and single storey side extensions to dwelling



Consultees:	None
UDP Designation:	Housing Policy Area
Local Plan Designation:	Urban Fabric
Conservation Area:	No
Relevant History:	
2016/1453 – Erection of a two storey rear extension – approved	
Acceptable in Principle:	Yes

The applicant seeks permission for the erection of a two storey rear and single storey side extension to the dwelling.

The two storey rear extension is to project 4m from the rear elevation extending the full width of the property and 2.8m beyond the side elevation.

Due to the orientation of the dwelling and its relationship with the neighbouring property to the south east it is not considered that the proposed extension would lead to an increase in

Householder Proforma

overshadowing or loss of outlook and given that there are no windows proposed on the side elevation would not increase levels of overlooking, nor are there any properties located beyond the rear boundary.

The side extension is to be located on the northern side elevation of the proposed rear extension and is set back the full depth of the property.

Both the side and rear extension are to be constructed from materials which match the original dwelling and relate well in terms of roof style, pitch and fenestration.

The proposal does not result in the loss of off street parking nor a requirement for additional provision and as such is acceptable

Recommendation: Approve