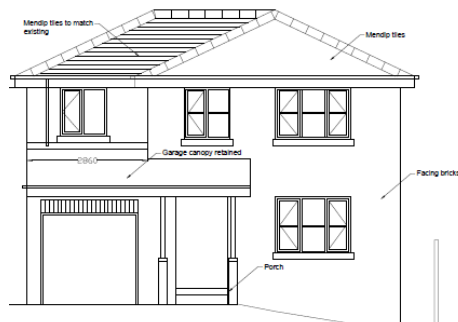


Householder Proforma

Application Ref: 2021/0951
Address: 43 Croft Drive, Mapplewell, Barnsley, S75 6AN
Neighbour Representations: No
Consultations None
Property Description: The red brick, detached modern property is located in a purely residential area which has a mix of house types and styles within the housing estate. The road slopes north to south, with the property to the north on a higher level, however the dwelling is broadly level.
 The dwelling benefits from a single storey attached garage with associated driveway in front and a modest garden to the front of the property.



Proposed Extension: Erection of first floor side extension to dwelling
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	Yes; 4m allowed, 2.8m proposed.
All	
4. roof design corresponds to existing	Yes
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	No; the window proposed on the side elevation is to serve as a landing window and it is to be

Householder Proforma

	obscurely glazed which will limit any increase in overlooking
7. materials to match	Yes
8. neighbouring property extended to side or windows?	Neighbouring property has not been extended nor are there any windows on the side elevation
9. Any change to parking or access?	No, the first-floor side extension is above an existing garage, with 2no parking spaces retained

Front Extension:

	Yes / No (include comment if required)
1. single storey?	Yes
2. small projection? (confirm measurement)	1.4m canopy above the garage and front door which is open on all sides
3. roof design corresponds to existing	Yes
4. windows / doors of a similar design / proportion	Yes
5. materials to match	Yes

Recommendation: Approve with conditions