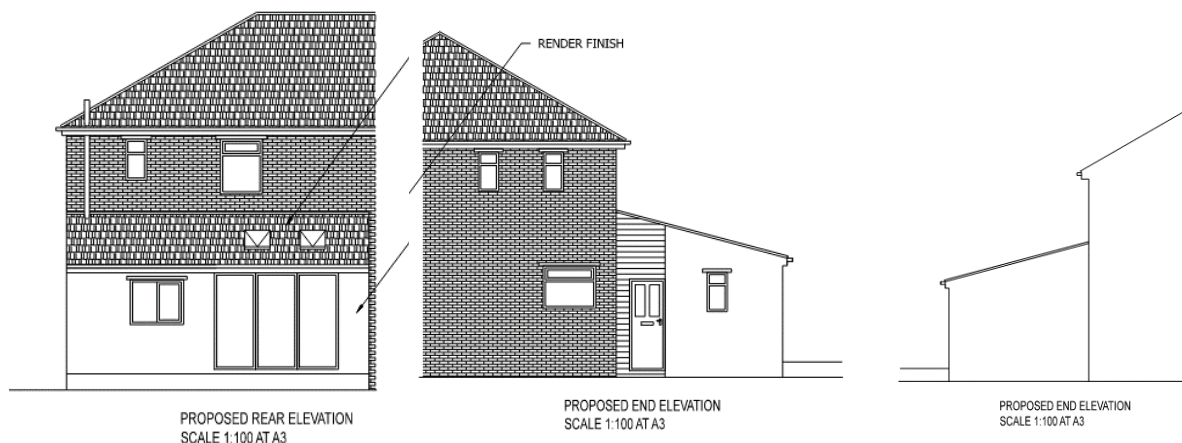


Householder Proforma

Application Ref: 2021/1278
Address: 4 Wingfield Road, Athersley South, Barnsley. S71 3PS
Neighbour Representations: No
Property Description: the red brick semi detached property is located in a purely residential area of similar styled properties. It currently benefits from a flat roof projection which forms part of the original dwelling.



Proposed Extension: Erection of single storey rear extension to dwelling



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

Rear Extension:

	Yes / No (include comment if required)
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	3.8m

Householder Proforma

3. if more than 3m are the eaves more than 2.5m in height?	2.5m to the eaves 3.75m to the ridge
Two Storey	
4. terraced property and less than 2.5m (projection to the rear)?	
5. semi-detached and less than 3.5m?	
All	
6. materials to match	No; the applicant proposes to render the extension. It is considered given the extension is located on the rear elevation that the render would not pose a detrimental impact on the street scene and provides a contrast in materials between the old red brick of the dwelling and the new extension.
7. roof design compliments / ties in well	Yes
8. habitable room windows on the side elevation?	Small WC window on side elevation
9. distance to rear boundary (shared with another residential property) 10m or more?	Single storey extension with the boundary treatment providing adequate screening however 10m+ to rear boundary

The plans also indicate a small raised platform/ patio area to the rear of the extension, the height does not exceed 0.3m and therefore does not require the benefit of planning permission as it falls within the parameters of PD.

Recommendation: Approve