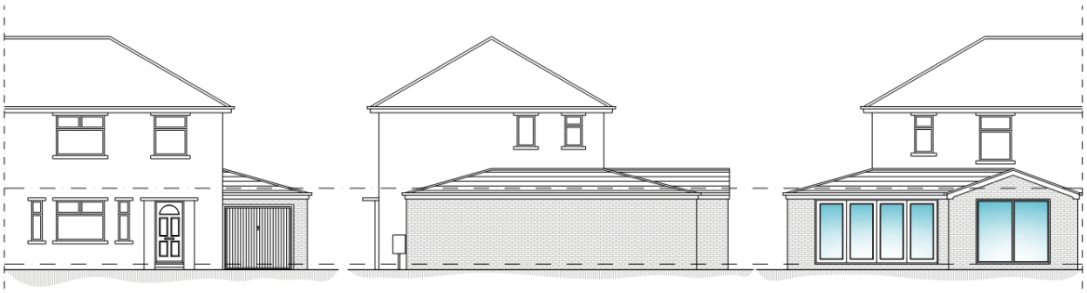
Householder Proforma

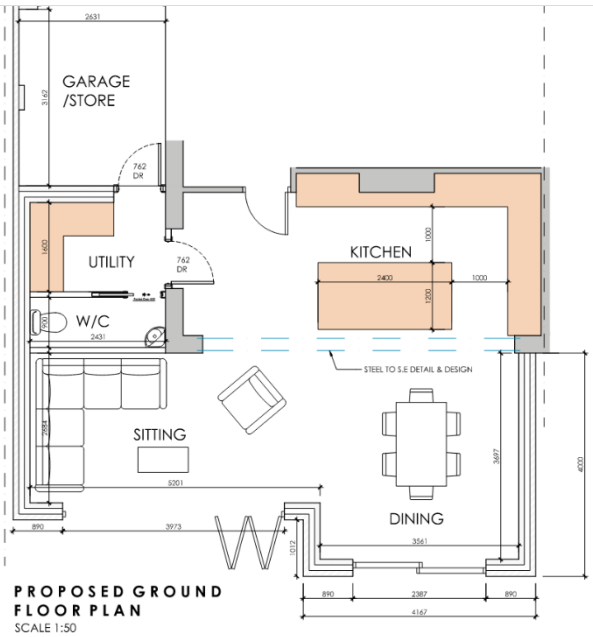
Application Ref: 2022/0309
Address: 7 Darley Avenue, Athersley South, Barnsley, S71 3QF
Property Description: The red brick, semi-detached dwelling is located in a purely residential area of similar styled properties and benefits from a drive to the side of the property.





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





Householder Proforma

Neighbour Representations: No
Consultees: None
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 side and rear extension. The proposed extension is to project 2.75m from the north-eastern side elevation, projecting 3m beyond the rear elevation and extending along the full width of the side extension and existing rear elevation, increasing to 4m for the 4.1m adjacent to the party boundary with 9 Darley Avenue.

There are no windows proposed on the side elevation of the proposed extension and those located on the rear elevation are located in excess of 10m from the rear boundary with the residential property beyond.

The proposed rear element of the extension is to project 4m from the rear elevation, with a height of 2.4m to the eaves and 3.2m to the ridge and is considered not to increase levels of overshadowing or reduce levels of outlook to an unreasonable level due to its low eaves and ridge height. Other than its attachment to the side extension, the rear element falls within the parameters of the larger home extension and given that there have been no objections from the neighbours and for the reasons outlined above is considered acceptable.

The extension is designed to harmonise with the original dwelling in terms of roof style and pitch, construction materials and fenestration. In addition, the proposal would not result in the loss of off-street parking nor a requirement for additional provision.

It is therefore considered that the proposed development is acceptable and in compliance with Local Plan Policies GD1, D1 and T4.

Recommendation:

Approve with conditions