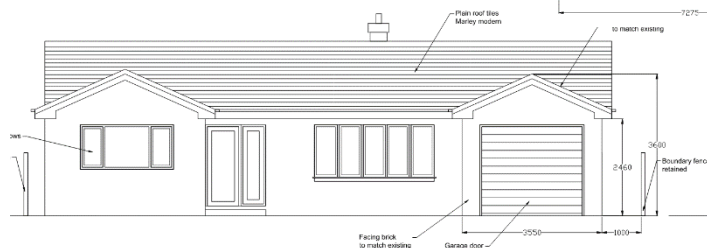
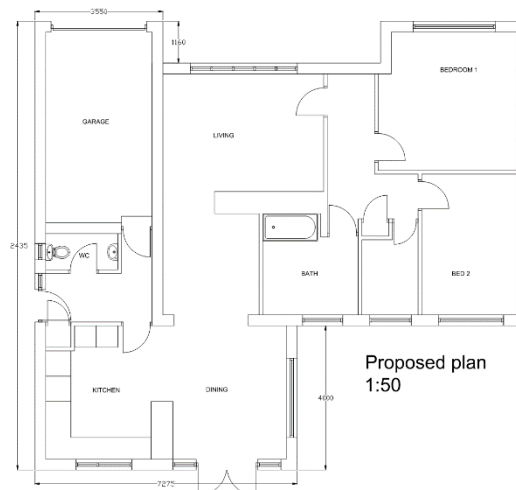


Householder Proforma

Application Ref: 2021/0952
Address: 30 Arundel Drive, Lundwood, Barnsley, S71 5LE
Neighbour Representations: No
Consultations: None
Property Description: the single storey detached dwelling is located in a purely residential area of similar styled properties. The buff brick dwelling is located in a large plot and set back from the highway and is designed with a forward gable projection.
Proposed Extension: Erection of single storey extension to front, side and rear of bungalow
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 side and rear wrap around extension which projects forward of the front elevation.

The extension is to project 1.2m forward of the front elevation, 3.5m from the side elevation of the dwelling, extending the full depth of the property and 4m beyond the rear elevation and 7.2m along it with a height of 2.4m to the eaves and 4.4m to the ridge.

The extension is not designed with a set back or corresponding lowering of the ridge, however, given the design of the extension which includes the small forward projection, a set back would result in the front elevation having a fussy appearance. The inclusion of the small forward projection would also provide a vertical break between the existing dwelling and the proposed extension.

Householder Proforma

The extension is designed with a width of less than 2/3 the width of the original dwelling and extends beyond the rear elevation by no more than 4m. It is proposed to be constructed in materials to match the original dwelling with a roof design and windows and doors of a similar design and proportion.

The neighbouring property to the east has not been extended, nor are there windows on the side elevation, therefore not reducing levels of outlook.

Whilst there are windows proposed on the western side elevation they are located approximately 6.5m from the side boundary, and those on the rear elevation are located approximately 9.5m from the rear boundary. Given the extension is single storey the distance from the boundary and the existing boundary treatment would not result in an increase in overlooking.

The inclusion of the extension reduces the availability of off street parking, however a garage is included within the scheme and a driveway approximately 12m in length is retained which is sufficient for 2no vehicles.

Recommendation: Approve

3 Years

Plans

Materials