

Householder Proforma

Application Ref: 2021/0755
Address: 75 Wentworth Road, Blacker Hill, Barnsley, S74 0RL
Neighbour Representations: No
Consultations: None
Property Description: the modern detached dwelling is located within a predominantly residential properties, with open land to the rear. The immediate vicinity of the site is characterised by unique detached dwellings of varying construction materials. The dwelling is a stone fronted brick built property with a sideways projection which forms part of the original dwelling.
Proposed Extension: erection of 2no side extensions and a front porch extension.
UDP Designation: Housing Policy Area
Local Plan Designation: Urban Fabric
Conservation Area: No
Relevant History: 2018/0767 – Erection of a two storey side extension – Approved July 2018 not implemented
Acceptable in Principle: Yes



The applicant seeks permission for the erection of 2no side extensions; one to the north western elevation of the dwelling and one to the south eastern elevation of the dwelling.

In both instances the extension is set back from the front elevation of the dwelling and have a sideways projection of less than 2/3 the width of the original dwelling.

Both extensions are to project approximately 1.7m beyond the rear elevation of the dwelling, whilst the rear elevation of the extensions would be within 10m of the rear boundary, there are no windows to be located on the rear elevations of the extensions and there are no residential properties located to the rear.

There are no windows proposed on the side elevation of the proposed extensions and there are no windows located on the side elevations of the neighbouring properties which could be affected by the proposal.

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The windows and doors, along with the roof design are such that they harmonise with the original dwelling along with the proposed construction materials of facing stone to the front elevations and brick work to the remaining.

The extension to the south eastern elevation of the dwelling, whilst removing driveway space is to incorporate a garage and there is sufficient space within the curtilage to accommodate an additional vehicle and provide turning and manoeuvring to allow access and egress in a forward gear.

Based on the above assessment it is therefore considered that the proposed extensions comply with Local Plan Policies GD1 and D1 and are acceptable.

Recommendation: Approve with conditions