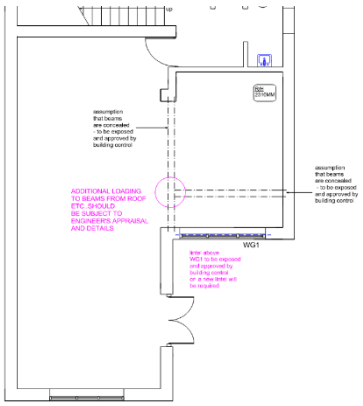
Householder Proforma

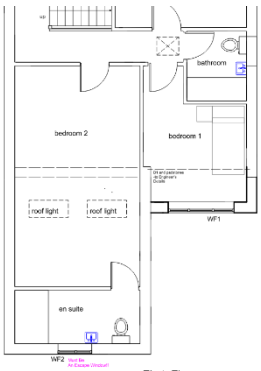
Application Ref: 2022/0217
Address: 10 Francus Royd, Carlton, Barnsley, S71 3FF
Property Description: The detached buff brick dwelling is located in a moderns housing development and benefits from a two-storey extension and single storey rearwards projection which forms part of the original dwelling.
The dwelling is situated to the east of open green space and is screened by shrubbery which is located along the eastern boundaries of the green space.

Proposed Extension: Erection of first floor extension to rear of dwelling.

Rear Elevation



Ground Floor



First Floor

Neighbour Representations: No
Consultees: None
Local Plan Designation: Urban Fabric
Conservation Area: No
Relevant History: 2009/0246 – Erection of a two-storey rear extension – approved April 2009
Acceptable in Principle: Yes

The applicant seeks permission for the erection of a 1.3m first floor extension above an existing single storey projection on the rear elevation of the dwelling.
The proposed extension is modest in nature and would not lead to an increase in overshadowing or loss of outlook to an unreasonable level. Whilst the proposed extension would project closer to the rear boundary, it would not project closer than the existing two

storey rear projection, therefore not increasing levels of overlooking to an unreasonable level. It is proposed to be constructed from materials which match the original dwelling along with a roof style and pitch which harmonises and remains subordinate to the main property.

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