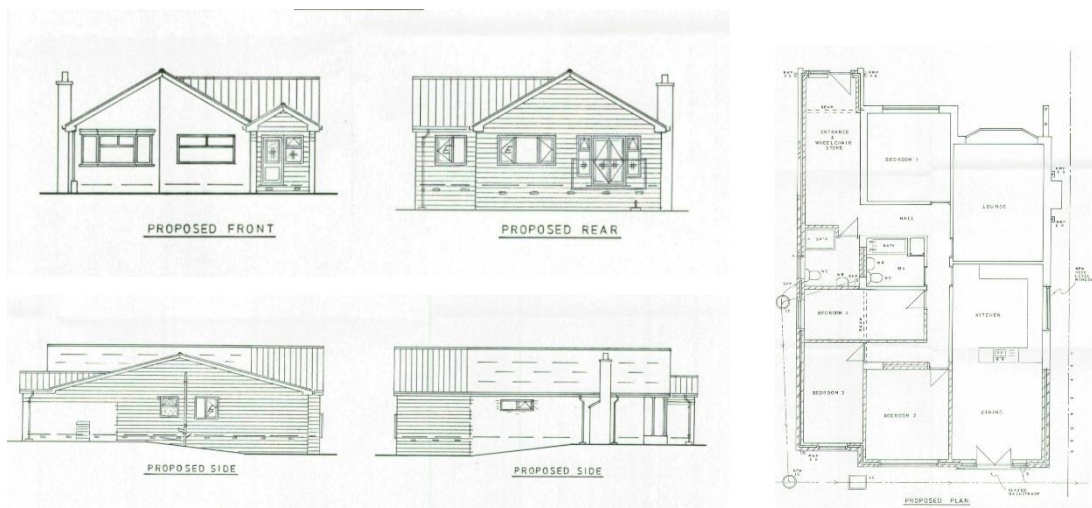


Householder Proforma

Application Ref: 2021/1302
Address: 11 Northumberland Way, Ardsley, Barnsley, S71 5DN
Neighbour Representations: No
Property Description: the pitched roof bungalow is located in an area of similar styled properties. It benefits from a flat roof garage which projects forward of the principle elevation.
The dwelling occupies a modest plot with modest front and rear gardens.



Proposed Extension: Garage conversion and erection of pitched roof to replace existing flat roof and single storey extensions to the side and rear of bungalow



Consultees: None
UDP Designation: Housing Policy Are
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 single storey rear extension and the conversion of the existing garage.

The side extension is to extend beyond the rear elevation of the detached garage the full depth of the property and approximately 3.25m beyond the rear elevation of the original dwelling; the proposed rear extension is to project 4m beyond the rear elevation of the

Householder Proforma

dwelling, resulting in the rear elevation of the side extension being stepped in by approximately 0.65m from furthest element of the rear elevation as extended.

The land falls to the rear resulting in a maximum eaves level of 3.25m and a ridge height of 5.9m.

The proposed extension is located to the north west of 9 Northumberland Way, which could lead to some increase in overshadowing, however this property has been extended with the proposed extension extending minimally beyond the rear elevation of the neighbouring property as extended, which is not considered to be to a detrimental level and is acceptable.

Windows are proposed on the side elevation of the side extension, facing 11a Northumberland Way, these windows are to serve a bathroom and a bedroom; the bathroom is to be fitted with obscure glazing. Whilst the bedroom window would be located in close proximity to the boundary, there are no windows on the side elevation of the neighbouring dwelling which would not lead to an increase in overlooking.

It is acknowledged that the amenity of the occupants of this room would be impacted, however the applicant is aware and in any event a side extension could be erected with a window in this location without planning permission which the authority would have no control over.

The forward projection of the garage conversion is to include a pitched roof, which better harmonises with the original dwelling and the gable fronted forward projections within the street scene. In addition, the proposed extensions are to be constructed from materials which match the original dwelling, along with the window fenestration.

The proposal sees the requirement of an additional parking space, with the loss of the garage, 2no parking spaces are required; the plans indicate 2no off street parking spaces. It is therefore considered acceptable in terms of impact on highway safety.

Recommendation: Approve