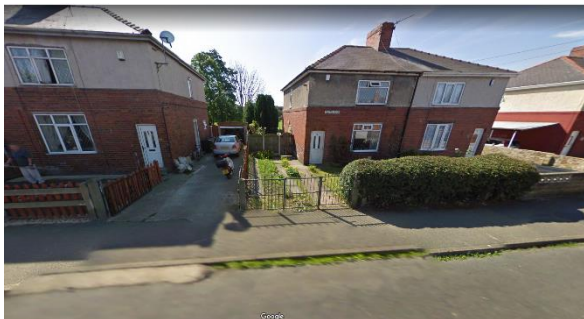
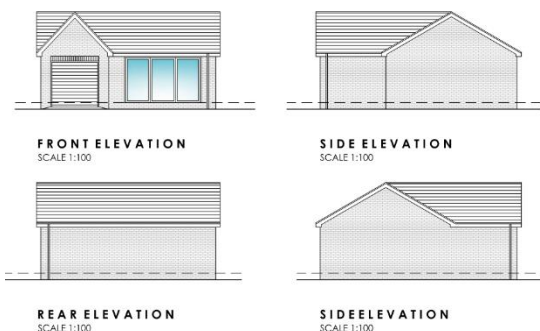


Householder Proforma

Application Ref: 2021/0756
Address: 12 Clifton Road, Grimethorpe, Barnsley, S72 7EP
Neighbour Representations: No
Consultations: Conservation Officer – no objections
Property Description: the semi detached red brick and render property is located in a predominantly residential area of similar styled properties. The rear boundary abuts upto land forming part of Bridge Farm, a listed building approximately 50m to the south
Proposed Extension: erection of a detached outbuilding
UDP Designation: Housing Policy Area
Local Plan Designation: Urban Fabric
Conservation Area: No
Relevant History: N/A
Acceptable in Principle: Yes



Garage / Outbuilding



The proposed garage and outbuilding is to be located adjacent to the south eastern rear boundary of the property and sits outside the curtilage and any sensitive areas of setting of the listed Bridge Farmhouse. In 1904 the farm (Manor Farm at the time) appears to include the land Clifton Road now sits on. However, by 1929/1930 numbers 2-16 Clifton Road have been built and their domestic curtilages are

Householder Proforma

clearly defined on the map. They are also shown as clearly separated from the farm and at that point the curtilage relationship was severed.

Given the existing impact of the other dwellings and residential developments to the north of the farm and those of Clifton Road it is considered that the proposal would not have an impact on the setting of the listed building and that there is minimal prospect of intervisibility due to the outbuildings that line the northern edge of the farm site.

The single storey outbuilding is to be designed with an eaves of 2.3m with a ridge of 4.4m and is to incorporate a garage and summerhouse with toilet and seating area. Whilst the overall height of the building exceeds the guidance set out in Supplementary Planning Document – House Extensions and Other Domestic Alterations, it is not considered that the additional height would lead to an increase in overshadowing of the neighbouring properties or result in an unbalanced outbuilding. The outbuilding is to incorporate a seating area and toilet and complies with the guidance set out the SPD in relation to annex buildings.

The building is designed sympathetically to the main dwelling with the main dwelling forming the dominant feature.

The proposal includes a garage which is of a sufficient size to be considered a parking space, with a driveway of an appropriate length.

It is therefore considered that the proposed garage and outbuilding complies with Local Plan Policies GD1, D1, T4 and HE1.

Recommendation: Approve with Conditions