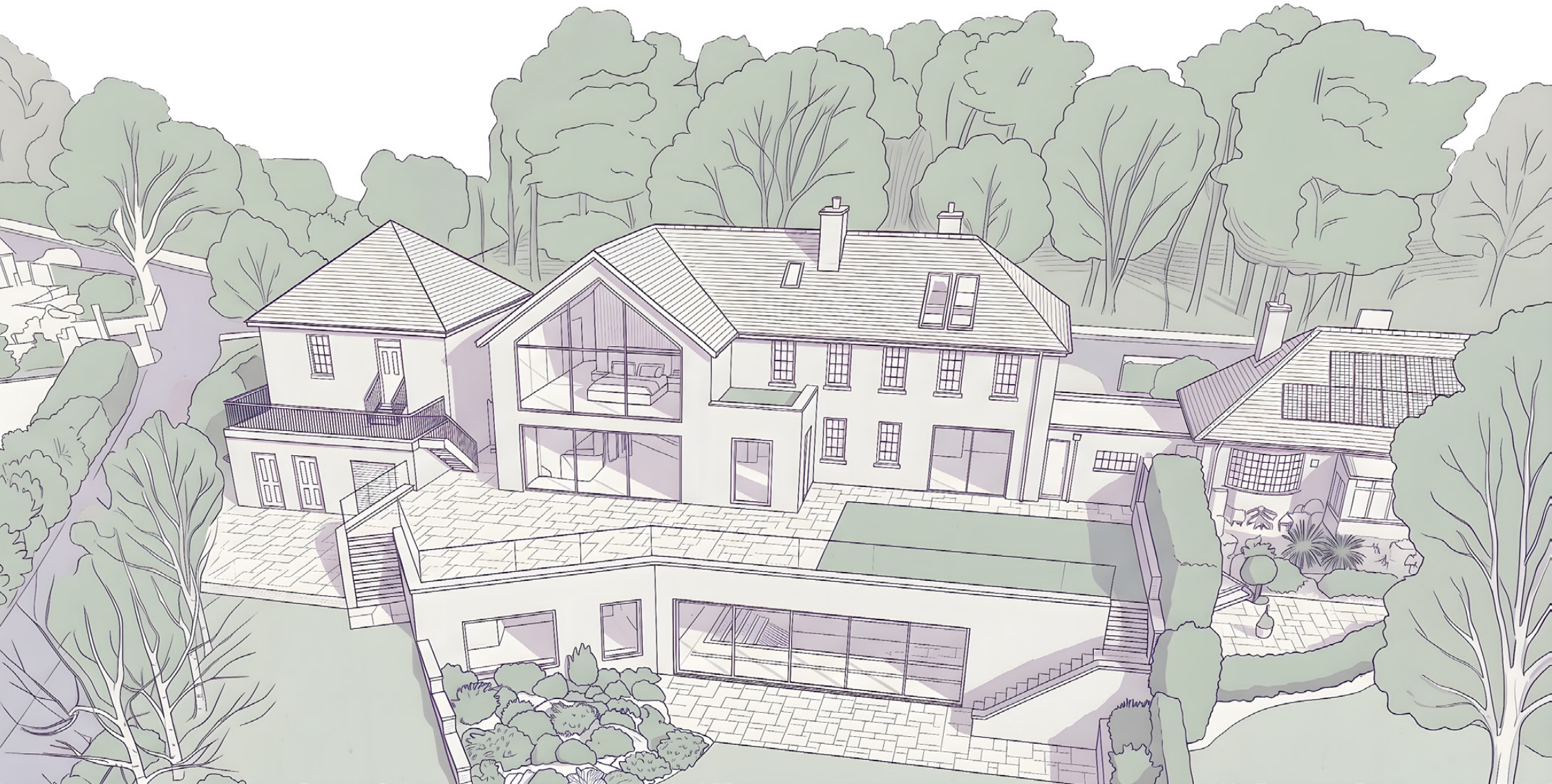


# Design Report

53 Keresforth Hall Road, Barnsley



## Introduction

The purpose of this report is to support a Section 73 application to vary condition two, approved plans, of the approved application, reference: 2026/0021.

The description of the development remains unchanged:

*Proposed two storey side and rear extension, and rear extension at a lower level to accommodate a gym and swimming pool.*

The proposed changes are a result of detailed site investigations and subsequent design development, changes include:

- Accommodation along the boundary has been relocated and;
- the lower ground accommodation has been relocated 1400mm away from the existing dwelling due to existing site constraints
- additional planting along the boundary with the neighbouring dwelling
- area of paving has been reduced and replaced with planting/lawn
- The proposal also seeks to include two dormers onto the principal elevation, reflecting those on surrounding dwellings.

The proposed design has a slight reduction in gross internal floor area, 5m<sup>2</sup>

Revision A - Issued June 2026

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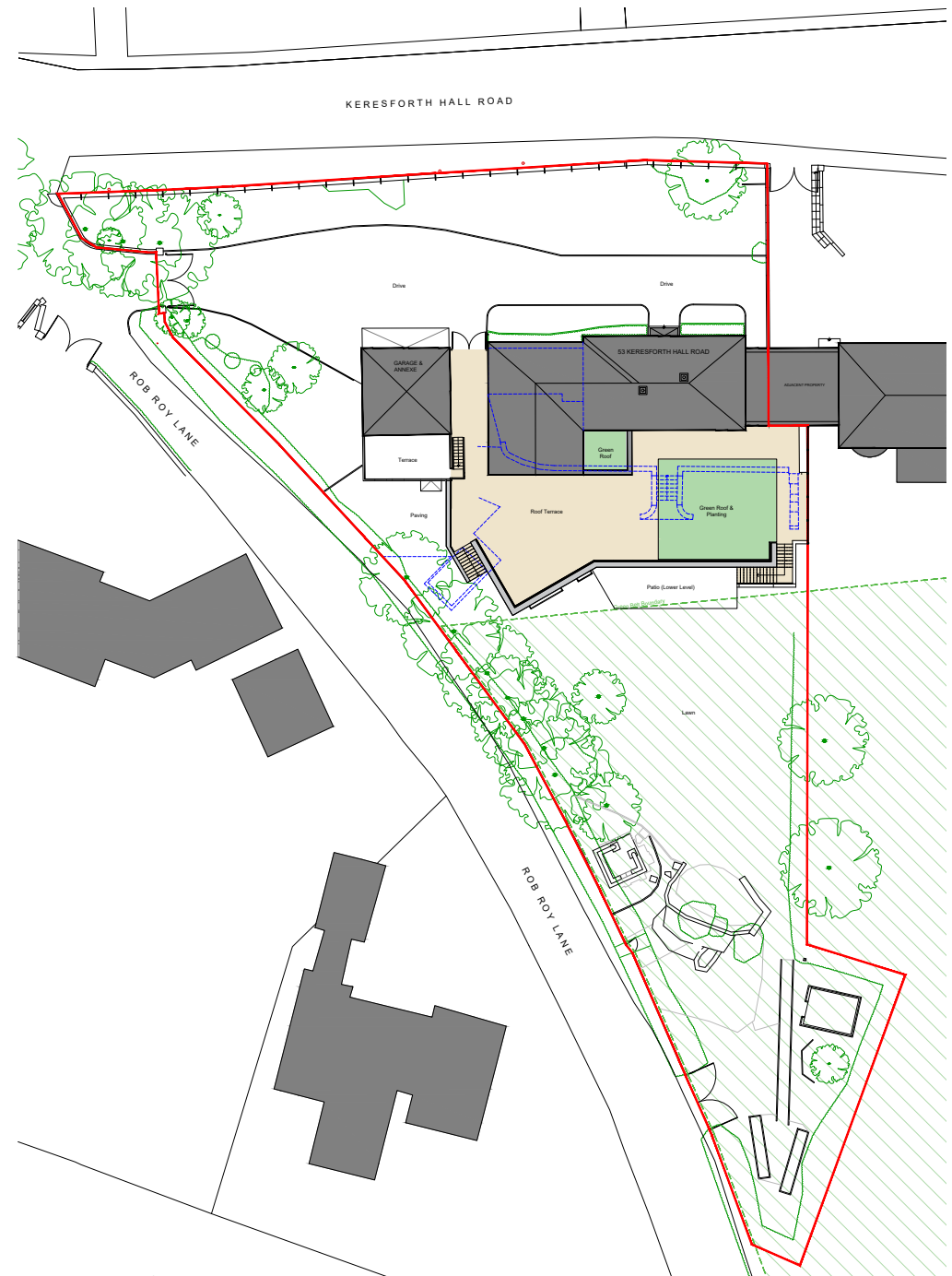
## Scale & Massing

The majority of the changes have taken place on the lower ground floor due to site-specific constraints and placement of retaining walls, to accommodate this the approved layout showing the lower ground extension has been moved an additional 1.4m away from the existing dwelling. The footprint of the lower ground floor extension has partially increased and placed on an angle to accommodate the relocated steam and plant rooms whilst ensuring that the extensions and retaining walls are removed from the root protection areas - this change has resulted in a decrease in floor area. To reduce the impact of the ground floor terrace increasing in area a new planted border has been included along the boundary with the adjacent dwelling, additionally, an area of lawn has been introduced - the result is an overall betterment to the approved design. The existing hedge between the two properties is to be retained.

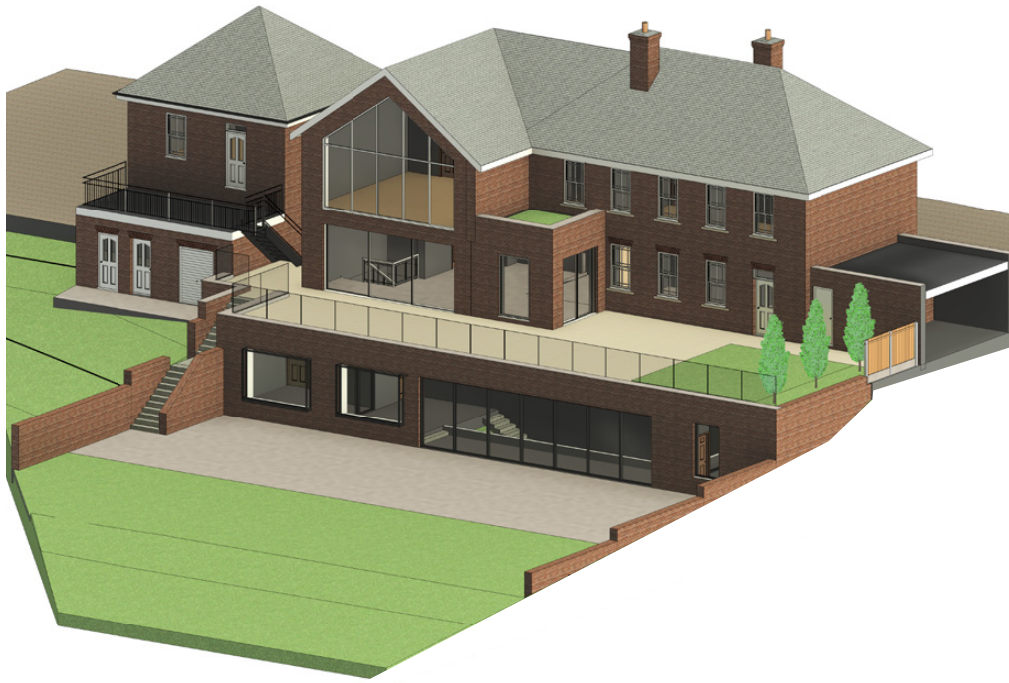
## Other Proposed Amendments

This application also seeks permission for several items, including several that ordinarily would be covered under Permitted Development Rights:

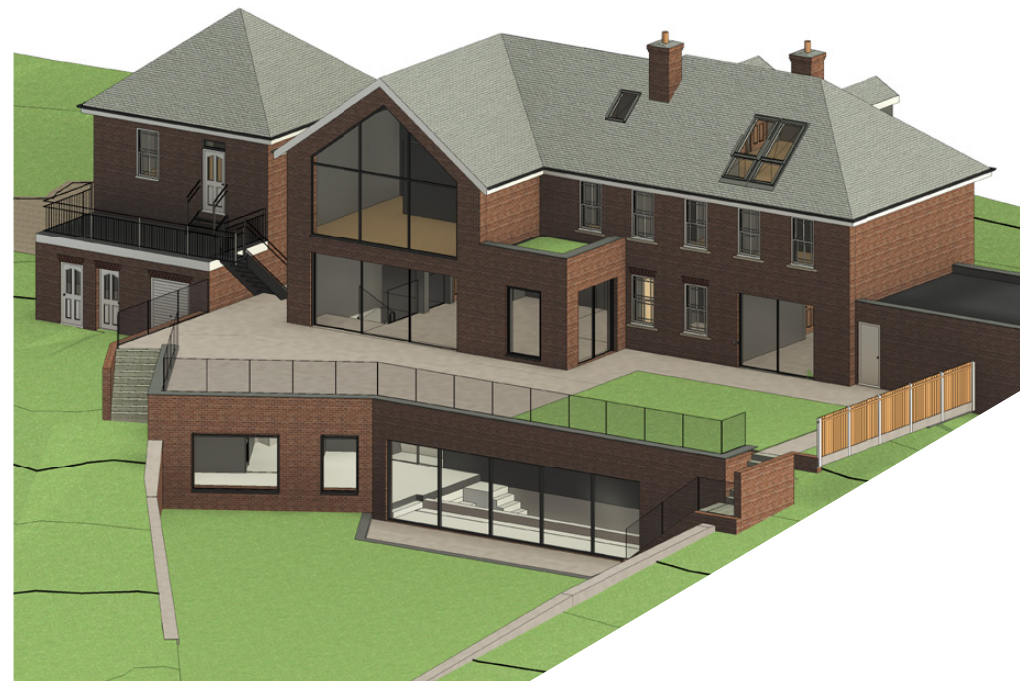
- Removal of the existing single door and window into the living room, replacing this with a new glazed sliding door
- 3No. roof-lights into the attic space
- The placement of two dormers on the principal elevation, reflecting those on surrounding dwellings.



**Proposed Site Plan**



**Rear Visualisation - Approved Design**



**Rear Visualisation - Proposed Design**

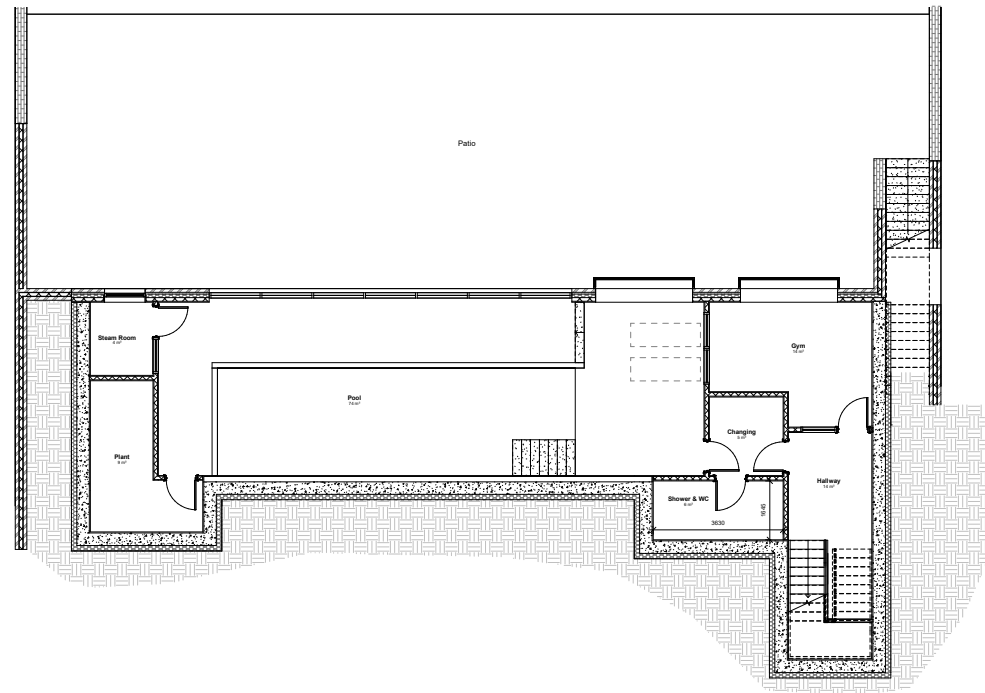


**Front Visualisation - Approved Design**

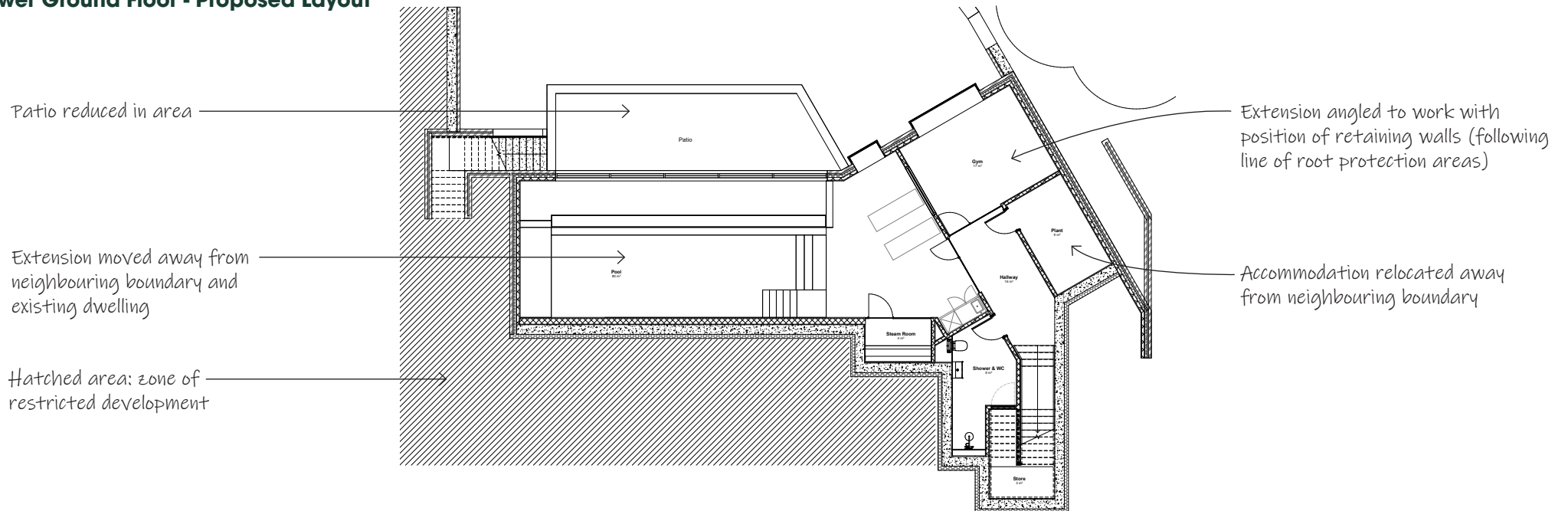


**Front Visualisation - Proposed Design**

## Lower Ground Floor - Approved Layout



## Lower Ground Floor - Proposed Layout



## 3D Visualisation



## 3D Visualisation



### 3D Visualisation



## Wider Site Context



## Site Context

