

Mr P WOOD

SUPPORT DOCUMENT

**PLANNING APPLICATION
FOR A
PROPOSED DOUBLE STOREY
HEIGHT SIDE EXTENSION
COMBINED WITH A SINGLE
STOREY REAR EXTENSION**

722 Doncaster Road
Ardsley
Barnsley

Proposed side and rear extension onto 722 Doncaster Road, Ardsley.

Planning Statement

CONTENTS

1. Introduction
2. Settings
3. Planning History
4. Site Location
5. Assessment of the immediate & wider environment
6. Proposed Development
7. Planning Policies
8. Environmental
9. Ecology
10. Concluding Statement

1.0 INTRODUCTION

- 1.1 This statement is to support a householder planning application, to construct a double storey side extension combined with a single storey rear extension onto the existing detached chalet style bungalow.
- 1.2 Presently there is a single storey garage with corridor currently attached to the existing bungalow but is in a poor state of repair. It is not known whether or not formal planning approval for this structure was gained but it would have been an historic approval.
- 1.3 Total external footprint of the existing bungalow is 84.48m².
Total external footprint of the proposed outbuilding 68.72m².
Total area of rear garden remaining 307m².
- 1.4 The detached bungalow stands in its own grounds which has a residential curtilage of 677.7m². As detailed in the site plan noted in this statement, drawing 002/25.

2.0 SETTING

- 2.1 The existing detached bungalow is located within a housing policy area as extracted from the adopted Local development Framework plan 2019.
- 2.2 This planning statement is to demonstrate to the local authority conformity with the NPPF and adherence with the local and National planning policies, allowing a presumption in favour of development.

3.0 PLANNING HISTORY

- 3.1 As stated in para 1.1 an existing single storey garage and corridor has previously been built to the side of the property, but no evidence has been forthcoming from the archives of the local planning authority.
- 3.2 The building still retains its statutory permitted rights development.

4.0 SITE LOCATION

- 4.1 The detached dwelling is located to the north side of Doncaster Road, as outlined in red on the plan below.



5.0 ASSESSMENT OF THE IMMEDIATE & WIDER ENVIRONMENT

The existing street scene along Doncaster Road is made up of similar chalet style bungalows, of which some have undergone significant modification and alteration. Within the immediate vicinity numerous older dwellings are evident, but none have any listings. The construction and positioning of the proposed extensions will not disproportionately impact on the street scene or have any detrimental impact on the existing residential community.

6.0 PROPOSED DEVELOPMENT (DESCRIPTIVE)

- 6.1 The proposal consists of a double storey side extension combined with a single storey rear extension onto the existing detached bungalow. Consideration and adherence have been given to the local authority guidance document (SPD) home extensions and alterations, and set within the document a side extension should be no more than two thirds of the host building. This has been achieved as demonstrated by calculation, combined with good design.

- 6.1 Building dimensions
- Existing building 11.220metres long
Allowance for side extension 7.480metres
Proposed side extension 6.862.5metres Therefore the side extension is within the parameters set in the SPD.
- 6.3 The build materials for the superstructure are to match the main detached dwelling when constructed, which will be a brickwork superstructure, under a roof of marley grey/black tiles. Also, the ridge of the proposed side extension will be a continuation of the host dwelling while the rear extension will be at single storey height. To enhance the dwellings visual appeal and propagate good design it is proposed that the original roof covering over the existing bungalow be removed as deterioration is apparent. The overall change will make the proposed roof sympathetic to the building and provide a visual cohesion with the existing street scene.
- 6.4 The proposed extensions are of a standard rectilinear form, under a grey/black tiled roof along with the existing bungalow. The principle elevation is set to the south, facing Doncaster Road where a private front garden is evident.
- 6.5 The proposed rear extension provides a 22-metre privacy distance at ground level from the single storey extension and approximately 25metres from the first-floor level of the double storey height side extension, however there are no window openings to habitable rooms within the rear of the side extension to the north which is in excess of the statutory distances required by the local authorities current planning policies.
- 6.6 Landscaping of the site will remain the same with no alteration.
- 7.0 PLANNING POLICIES
- 7.1 The following policies have been taken into account in the submission of this application.
- 7.2 **National Planning Policy Framework & Government Guidance**
- PPS1 Para 17 Planning positively for the achievement of good quality design. Good design should contribute positively to making better places for people. A design which is inappropriate in its context or which fails to take opportunities available for improving the character and quality of an area and the way it functions should not be accepted. A design that integrates and complements the local area, relating to its scale and form.

7.3 Local Policies

Policy D1, Design principles

Policy CPS 2, Sustainable construction

LDF, SPD House extensions and other alterations

The site is located within the township of Ardsley and allocated as housing policy area in the adopted Local development framework maps and Unitary Development Plan descriptive.

7.4 Highways Safety

The design, position and height of the extensions with their set back although parallel with Doncaster Road poses no overriding visibility issues to the neighbouring properties when entering or leaving Top Fold and is no worse than existed before.

8.0 ENVIRONMENTAL (flood risk)

The Environment Agency's flood map data shown has been checked and the proposed dwelling is located within flood zone 1, which does not require a flood risk assessment

FLOOD MAP (environment agency)



9.0 **Ecology** (Arboriculture)

A visual site survey of the residential curtilage has been carried out which records leylandii trees to the east boundary of the site. However, they are set outside the parameters of BS 5837: 2012 (Trees in relation to construction) and do not pose any immediate or future problem to the proposed development. In addition a hedge formed of privet will be removed to the west boundary to enable the side and rear extension to be constructed, this hedge has been identified with the prefix T1 on the site plan drawing 002/25.

10.0 CONCLUDING STATEMENT

The details given in this planning statement are written for the governing local authority to give consideration of the proposal, and to aid the planning department to make an informed decision.

In conclusion, the proposed development represents a suitable development addressing relevant considerations and satisfies the requirements of national, regional and local planning policies; therefore, the local authority should accord a favourable judgment.