Outlook

Fw: Sack up lane

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PLANNING STATEMENT

Proposed Single-Storey Side Extension to Existing Bungalow

170 Sackup Lane, Darton, Barnsley, S75 5AR

1. Introduction

This Planning Statement has been prepared in support of a Lawful Development Certificate for proposed development application for the erection of a single-storey side extension to the existing detached bungalow at 170 Sackup Lane, Darton, Barnsley.

The proposal involves a side extension measuring approximately 7 metres in length, providing additional residential accommodation and improving the functionality of the existing dwelling.

The application site is situated within an established residential area characterised by detached and semi-detached residential properties of varying designs and architectural styles.

The proposed development would remain ancillary to the existing dwelling and would not involve the creation of an additional residential unit or any change in the established residential use of the property.

2. The Application Site and Surroundings

The application property comprises an existing detached bungalow constructed in traditional brickwork beneath a pitched tiled roof.

The property benefits from an established residential curtilage, including a substantial driveway and an existing detached garage.

The surrounding area is predominantly residential in character, comprising individual dwellings situated within established plots.

The property occupies a relatively spacious site, with an existing driveway and areas of landscaping providing separation between the dwelling and the highway.

The site photographs and aerial imagery demonstrate that the property is situated within an established residential environment where domestic extensions and

alterations would be consistent with the general nature of residential development.

3. The Proposed Development

The application seeks a Lawful Development Certificate for a single-storey side extension measuring approximately 7 metres in length.

The extension would be physically attached to the existing bungalow and would provide additional accommodation for the occupants of the dwelling.

The proposed development would remain subordinate to the existing residential property and would not result in the creation of a separate dwelling.

The extension would be designed to complement the existing bungalow through the use of appropriate external materials, roof design and architectural detailing.

The proposed external materials would be selected to reflect the existing dwelling, including matching or complementary brickwork, roof tiles, window frames and other external finishes.

The development would be confined to the existing residential curtilage and would not involve the loss of any significant area of public open space or agricultural land.

4. Planning Policy Considerations

The application should be considered against the permitted development plan and other relevant material planning considerations.

The principal considerations are:

● The effect of the proposal upon the character and appearance of the existing dwelling and surrounding residential area.

● The relationship of the extension to the existing bungalow.

● The effect upon the residential amenity of neighbouring properties.

● The suitability of the proposed scale, design and external materials.

● The effect upon the existing residential curtilage and parking arrangements.

The proposal should also be assessed against the National Planning Policy Framework and Barnsley Metropolitan Borough Council’s adopted planning policies and supplementary planning guidance.

5. Principle of Development

The proposed extension would constitute an enlargement of an existing residential dwelling within an established residential area.

The principle of extending an existing dwelling to provide additional accommodation is generally acceptable, subject to appropriate consideration of design, scale, residential amenity and other relevant planning matters.

The proposal would not introduce a new or incompatible land use and would maintain the established residential character of the application site.

The development would remain ancillary to the existing bungalow and would not result in an intensification of residential use beyond that associated with the existing dwelling.

The proposed extension would therefore be consistent with the established residential use of the property.

6. Design and Visual Appearance

The proposed extension would be designed to complement the existing bungalow and respect its established architectural character.

The extension would be single-storey and would be of a scale appropriate to the existing dwelling.

The design would seek to maintain a coherent relationship between the original bungalow and the proposed extension, avoiding an appearance of excessive bulk or inappropriate architectural detailing.

The use of matching or complementary external materials would assist in integrating the extension with the existing dwelling.

The extension would be viewed within the context of the existing residential property and its established curtilage.

The proposal would not introduce an unrelated or visually incongruous form of development into the street scene.

The development would therefore represent an appropriate domestic alteration, subject to the final design and elevations demonstrating an acceptable relationship with the existing dwelling.

7. Impact upon Residential Amenity

The proposed extension has been designed to provide additional accommodation whilst seeking to maintain an acceptable relationship with neighbouring residential properties.

The single-storey nature of the development would assist in limiting its visual impact and potential effect upon neighbouring properties.

The proposal would be assessed with particular regard to:

● Loss of daylight and sunlight.

● Overbearing impact.

● Loss of privacy.

● Potential overlooking.

● The relationship between the proposed extension and neighbouring boundaries.

The proposed development would not introduce an additional dwelling or an independent residential use.

Any windows within the side elevation would be positioned and designed to minimise potential overlooking of neighbouring properties.

The development would therefore be expected to maintain an acceptable standard of residential amenity, subject to the final plans demonstrating satisfactory separation distances and window arrangements.

8. Highway Safety and Parking

The property benefits from an existing substantial driveway providing off-street parking and access to the dwelling.

The proposed extension would be situated within the existing residential curtilage.

The development would not involve the creation of a separate dwelling or an additional residential unit and would not materially increase the parking requirements associated with the property.

The existing access arrangements from Sackup Lane would remain unchanged.

The proposal would therefore not be expected to give rise to any material highway safety or parking implications.

9. Barnsley Supplementary Planning Guidance

Barnsley Metropolitan Borough Council's adopted Supplementary Planning Document entitled House Extensions and Other Domestic Alterations provides guidance concerning the design and assessment of domestic extensions.

The guidance recognises the importance of ensuring that extensions respect the character of the original dwelling and the surrounding residential environment.

The proposed development would seek to comply with the relevant design principles through its single-storey form, appropriate external materials and relationship with the existing bungalow.

The extension would be assessed against the guidance relating to side extensions, including the need to avoid excessive sideways projection and to maintain an appropriate relationship with the original dwelling.

The proposal should therefore be considered in the context of the specific site circumstances, existing bungalow design and surrounding residential development.

10. Conclusion

The proposed single-storey side extension at 170 Sackup Lane, Darton, would provide additional accommodation to an existing detached bungalow within an established residential area.

The development would remain ancillary to the existing dwelling and would not involve a change of use or the creation of an additional residential unit.

The proposal seeks to provide an appropriate domestic extension which complements the existing bungalow and respects the character of the surrounding residential environment.

Subject to the final design demonstrating an acceptable relationship with the existing dwelling and neighbouring properties, the development would represent an appropriate form of residential enlargement.

The Local Planning Authority is therefore respectfully requested to grant lawful development certificate permission for the proposed development, subject to any conditions considered necessary and reasonable.