



# PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

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## Design and Access Statement:

Proposed double-storey side extension at:  
38 Kingsway, Staincross, Barnsley S75 6EQ

On Behalf of John Bashforth

Drafted by Planning By Design

## Application

Planning By Design (The agent) has been instructed to act on behalf of John Bashforth (the applicant) to submit a planning application to Barnsley Metropolitan Borough Council (the Local Planning Authority) for: a proposed double-storey side extension at: 38 Kingsway, Staincross, Barnsley S75 6EQ (the site). In support of this application, the following Design and Access Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy along with supplementary design guidance.

## Site Location

The site consists of a semi-detached, double-storey dwelling, within settlement and development boundaries as per the Local Plan. The site occupies a corner plot at the intersection of Broadway and Kingsway, and benefits from a good-sized triangular shaped curtilage, which spans the front, side and rear of the dwelling. The site's immediate vicinity is residential in character, with a variety of extensions existing locally, as well amenities and services nearby, such as local shops, take-aways and restaurants in Staincross.

The site is not associated with any known significant planning constraints or any particularly sensitive landscape designations.



Fig.1 – Site location plan

## Planning History

None were found for the application site, however, according to the council planning map, there have been a variety of residential extensions approved within the local area, setting a clear precedent for the development.

## The Proposal

The application proposal is to extend the property to create a garage and fourth bedroom, via the addition of a double-storey extension to the side of the dwelling. The proposal will provide much-needed internal parking and extra living space to the occupants of the dwelling.

The side extension will be set back from the principle façade of the parent dwelling by 500mm and from the rear by 100mm. It will have a width of 5900mm at the front and 3400mm at the rear due to the diagonal shape of the application plot. It will have a pitched roof, which will be set 210mm lower than the roof of the host dwelling; this will ensure subservience.

The extended section will be rendered and painted, and the roof tiles and windows will match the existing dwelling, ensuring the proposal will be in keeping with the character of the local area. The proposal will result in the creation of a well-proportioned, attractive addition to the property.

Further information about the specifics regarding the dimensions, siting and design of the proposal can be found within the accompanying planning drawings.

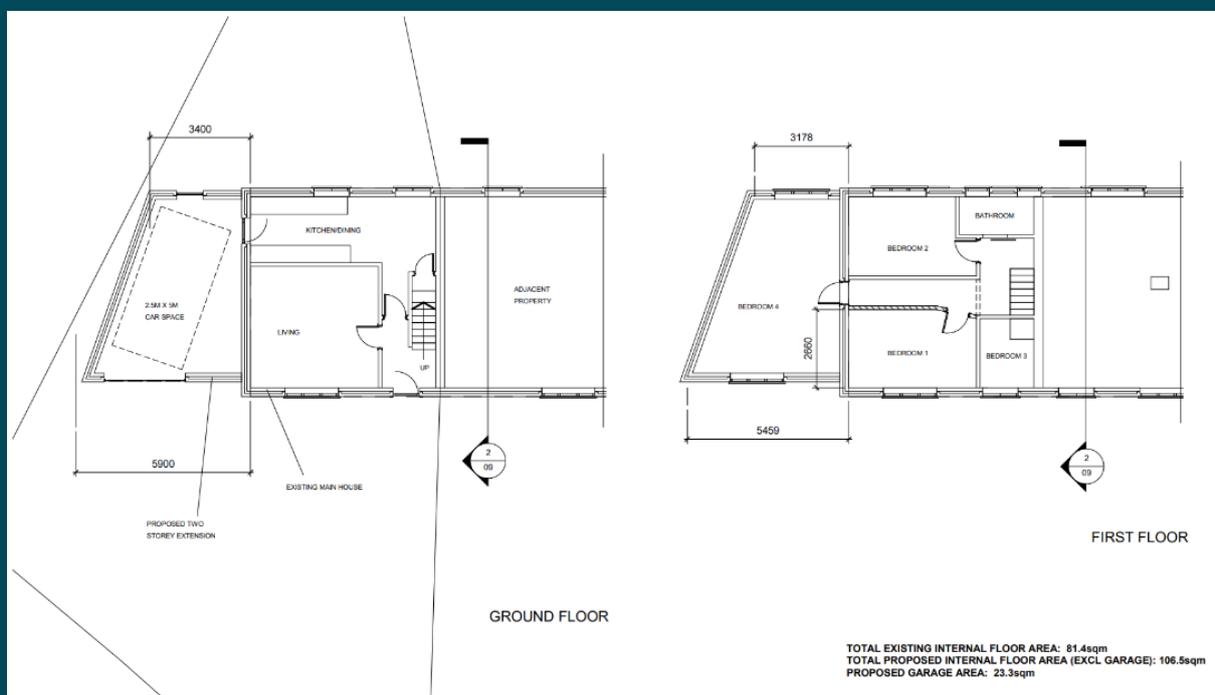


Fig.2 - Proposed plans

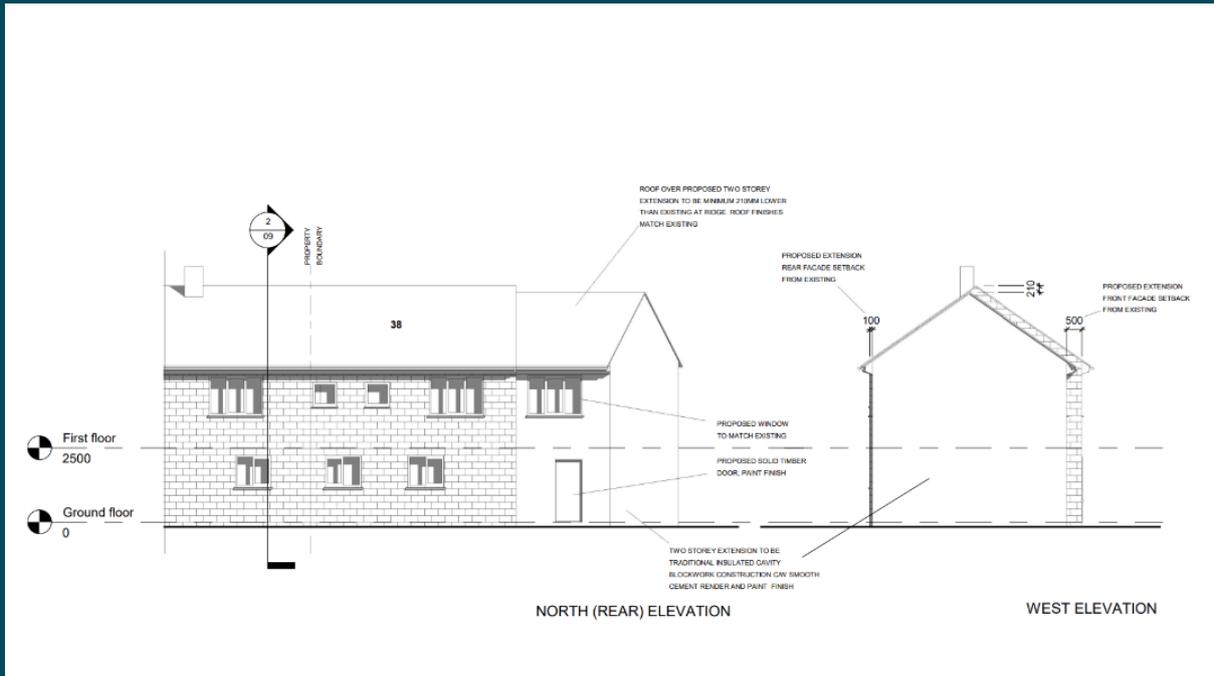


Fig.3 – Proposed elevations (north and west)



Fig.4 – Proposed elevations (south and east)

## **Planning Designations (Policy, guidance, and legislature)**

The following planning policy and guidance documents are recognised as material considerations for the assessment of this application.

- National Planning Policy Framework 2024
- National Planning Practice Guidance.
- Barnsley Local Plan 2019

### **Specific Policies and SPDs:**

#### **National Planning Policy Framework 2024**

- Section 2: Achieving sustainable development
- Section 12: Achieving well-designed and beautiful places

#### **Barnsley Local Plan 2019**

- Policy SD1: Presumption in favour of Sustainable Development
- Policy GD1: General Development
- Policy D1: High Quality Design and Placemaking
- Policy T4: New Development and Transport Safety

#### **Supplementary Planning Document**

- House Extensions and Other Domestic Alterations SPD
- Parking SPD
- South Yorkshire Residential Design Guide

## **Assessment**

The following section will evaluate the proposals in accordance with the relevant policies and supplementary design guidance of the Council to demonstrate why the proposal should be considered as acceptable in principle and in strict accordance with the Council's development criteria and NPPF.

The main considerations of the application are the proposal's potential impact upon visual and neighbouring amenity, as well as highways and parking.

### **Principle of Development**

The application site falls within the development boundaries, where residential development is acceptable in principle in accordance with policies of the Local Development Plan.

The proposal represents sustainable development in line with the NPPF and the Local Development Plan policy SD1, subject to site-specific and design policies and guidance which will be discussed below.

## Design and Visual Impact

Section 12 of the NPPF requires a good quality of design. Policy D1 of the LPF expects a high quality of design, which respects the character of the local area.

The proposed development will lead to the creation of a useful and well-designed enlarged dwellinghouse with a new garage, leading to functional, modern, and flexible user spaces for the occupants for the lifetime of the dwelling.

The proposal is attractively and appropriately designed, and follows key characteristics of the parent building, for example by matching the materials of the windows and brickwork to the existing house. Although the extended section will be rendered and painted, this is still in keeping with properties locally, overall, it is considered the style and finishing of the extended sections will be complimentary to the host dwelling and local area, especially as the roof tiles and windows will match the existing dwelling. The proposed roof form will also tie in well with the existing roof, and the new addition will be subordinate to the main roof in that the extended section will have a lower ridge height. Consideration has also been given to the scale and massing to ensure it is appropriate to the parent dwelling, with the extension set back from the property boundary and from the dwelling's front elevation to ensure subservientness. The property also benefits from a reasonable curtilage, with the extension being appropriate in footprint to ensure it will not overdevelop the site (allowing ample undeveloped garden ground to remain) or detract from the character of the dwellinghouse or local area. As a result, the proposal will not look incongruous with the street scene.

Accordingly, the proposal will cause no adverse visual disturbances to the site, streetscape and townscape. Therefore, the proposal is broadly compliant with the above-noted adopted policies of the Barnsley Local Development Plan, and NPPF related to design.

## **Amenity Considerations**

Paragraph 135 of the NPPF states that planning decisions should ensure that developments have a high standard of amenity for all existing and future occupants of land and buildings. Policy GD1 seeks to ensure that development does not harm the amenity of any neighbouring occupiers.

Whilst there are neighbouring properties to the proposed site, neighbouring amenity is unlikely to be impacted significantly by virtue of the appropriate development. As discussed, the proposal is of a good design, and the scale and massing of the proposal is suitable and subordinate to the parent dwelling, and it will therefore will not dominate the sites character or overdevelop the site.

All fenestration is appropriate and will not affect neighbouring properties any more than the existing, ensuring no infringement upon privacy or restriction of daylight to the neighbouring property; noise is also not expected to be an issue due to the appropriate nature of the use of the extended rooms and spaces. Due to the dwelling orientation and placement, there are no neighbours immediately to the rear of the site, thus, there are no new issues with regard to overlooking neighbouring properties to the rear. Moreover, the new upper-floor windows are also not expected to be a cause for concern given that windows at this level are common

on the street scene, and the outlook will be similar to that already existing at the property's upstairs windows.

As such, we do not consider that there will be any harmful impact on the residential amenity of any properties neighbouring the site.

Additionally, the new development will improve amenity for the dwelling's occupiers and future residents, in that it will provide an improved dwelling. The proposal will provide extra living space and a garage, which will improve the residential amenity of the property for the lifetime of the dwelling. It will allow the occupants of the dwelling to make effective use of the site and space.

Therefore, the proposal is compliant with the above-noted adopted and draft policies of the Local Development Plan, and NPPF related to amenity.

### **Parking and Highways**

The Highway agency would be unlikely to raise any objections to the proposal. This is because the development will result in an additional parking space at the site via the creation of the proposed garage, the occupants can also continue to make use of the existing adequate parking arrangements. It is also within a sustainable location with access to public transport, as well as having amenities and services available locally by foot or bicycle.

### **Planning Balance**

The proposal will positively contribute to all three developmental objectives of the National Planning Policy Framework as well as Local policy. The proposal can therefore be considered acceptable in principle.

From a social perspective, the proposal will provide much-needed extra living and internal parking space for the occupants of the dwelling, allowing them to maximize the use of the site to create an improved dwellinghouse to suit the needs of their family.

From an environmental perspective the proposal is attractive and will result in no detrimental impact on the character and appearance of the area, nor disrupt the amenity of adjoining neighbours.

From an economic perspective, the development will contribute to the local economy as local fitters will be sourced following planning approval.

We have reviewed similar applications and found precedent that the Council allows a variety of forms of development locally. On balance and based on current policy the harm caused would not be significant enough impact to warrant a refusal in this instance.

### **Conclusion**

The proposal will deliver significant social and economic benefits to this area while not resulting in any detrimental harm to the areas' surrounding environment or neighbouring amenity. It will also be well-designed and provide improved living space for the occupants.

Therefore, we see no reason for the Council to withhold our request for planning permission and kindly request that the Council make a reasonable decision on this submission in line with the developmental objectives and timescales of the National Planning Policy Framework. Should the Planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to accommodate this proposal, Planning By Design would welcome conversation on any of these matters.