

Design Report

Dormer Window Application

53 Keresforth Hall Road, Barnsley



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Introduction

The purpose of this report is to support a full planning for two new dormer windows to be installed on the principal elevation.

Several planning applications have been submitted to BMBC for a new two storey side extension and lower ground extension, all of which have been approved.

During the most recent non-material amendment application, planning advice was sought from BMBC for the addition of two new dormer windows to be installed on the principal elevation.

Previous Planning Applications:

- 2026/0021 - Proposed two storey side and rear extension, and rear extension at a lower level to accommodate a gym and swimming pool
- 2026/0481 - Variation of condition 2 (Approved Plans) of application 2026/0021: Proposed two storey side and rear extension, and rear extension at a lower level to accommodate a gym and swimming pool.
- 2026/ENQ/00555 - Non Material Amendment in relation to application 2026/0481: Variation of condition 2 (Approved Plans) of application 2026/0021: Proposed two storey side and rear extension, and rear extension at a lower level to accommodate a gym and swimming pool, seeking to make a reduction in size of the lower ground floor extension and ground floor terrace area.

Revision A - Issued September 2026

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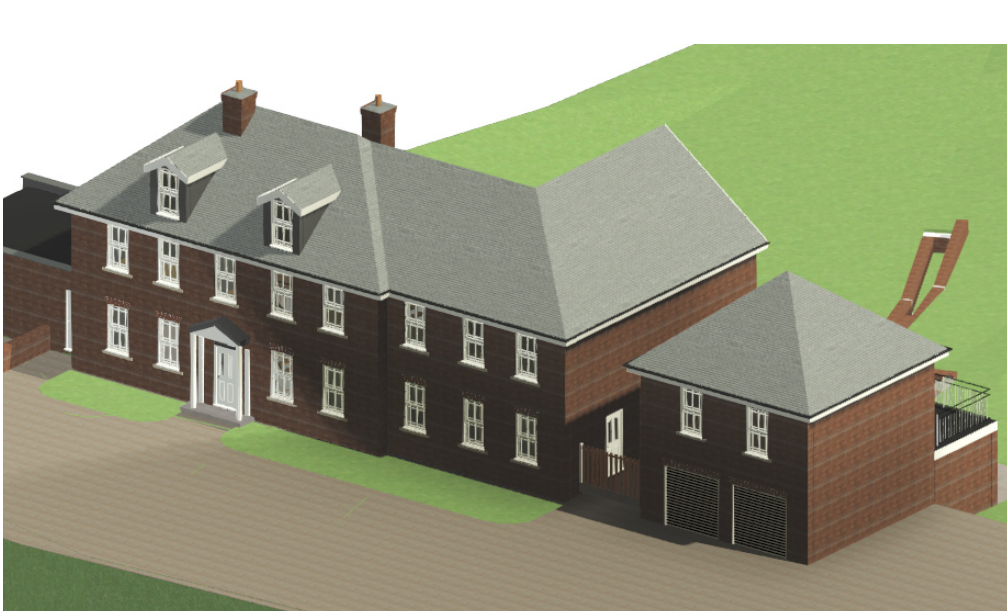


Proposed Changes

This application seeks approval for two new dormer windows to be installed on the principal elevation, as shown below. The proposed materials are to match those found on the existing dwelling.



Front Visualisation - Existing Design (As Approved)



Front Visualisation - Proposed Design



Proposed Design - Existing Design (As Approved)



Principal Elevation - Proposed Design

Wider Site Context



Site Context

