



PLANNING BY DESIGN
FROM CONCEPT TO COMPLETION

Design and Access Statement:

31 Howard Street S73 9JD

Double Storey Side Extension

On Behalf of Charlotte Mercer

Drafted by **Planning by Design**

1. Application

Planning By Design (The agent) has been instructed to act on behalf of Charlotte Mercer (the applicant) to submit a planning application to Barnsley Metropolitan Borough Council (the Local Planning Authority) for a: Double storey side extension at: 31 Howard Street S73 9JD (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.

2. Site Location

The application site consists of a semi-detached two-bedroomed dwelling on Howard Street, Darfield, Barnsley; It has a large curtilage, which spans the front, side, and rear of the property by virtue of its location and orientation on the curved section of Howard Street. The immediate vicinity of the site is residential in character with multiple similar semi-detached dwellings, and the site is allocated as Urban Fabric within the adopted Local Plan.

As per the council's Local Plan, the site location is not associated with any significant planning constraints or landscape designations.



Fig 1. – Site Location Plan

3. The Proposal

The application proposal is for the construction of a double storey side extension. The proposal would extend outwardly to the dwellings side by 2245/2670mm and will cover the entire north side of the dwelling, and there will also be a bay window to the rear, which will be 1200mm in depth. The extended section will match and continue the roof form of the existing.

The extension will connect to the parent dwelling via the existing hallway. On the ground floor will be a new open plan entrance/ utility/ schoolroom. On the first floor the extension will facilitate the creation of a new bedroom, walk-in closet and bathroom.

The materials used in the extension will consist of brickwork to match the existing, and tiles on the roof will also match the existing.

The extension will be in keeping with the character of the local area and will provide much needed additional living space to the occupants, whereby they can also enjoy views of their garden.

More information regarding the specifics of the proposed extension can be found within the accompanying planning drawings.

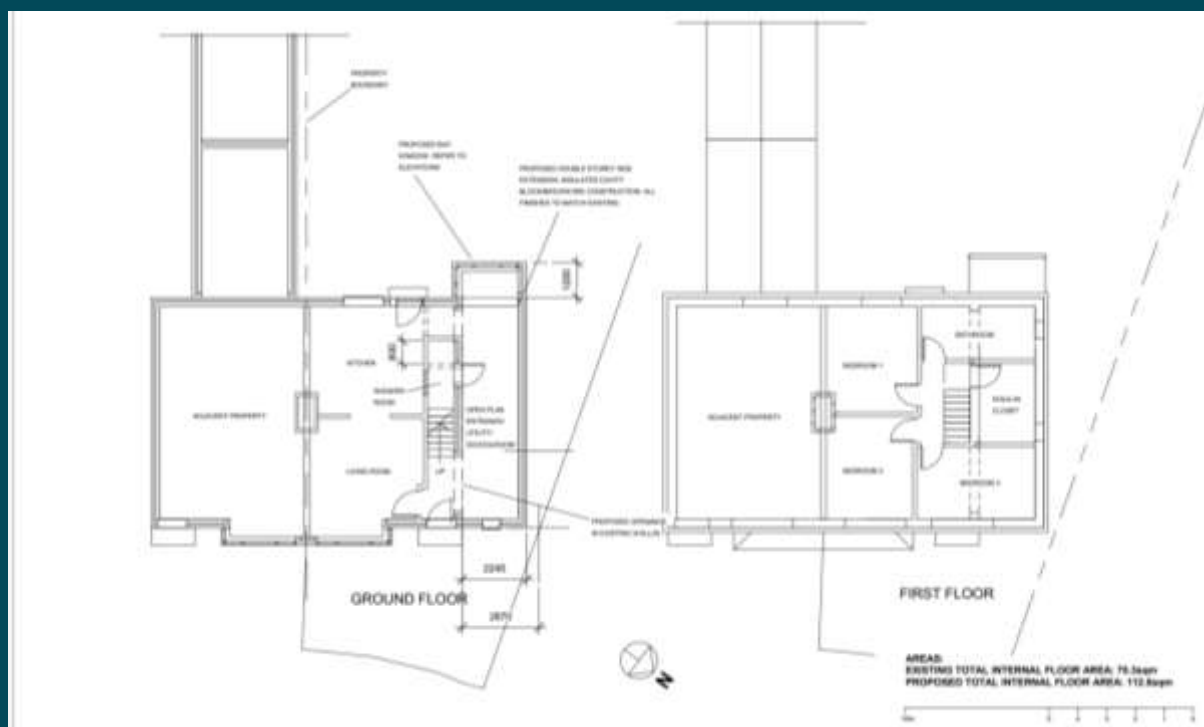


Fig. 3- Proposed Floor Plans

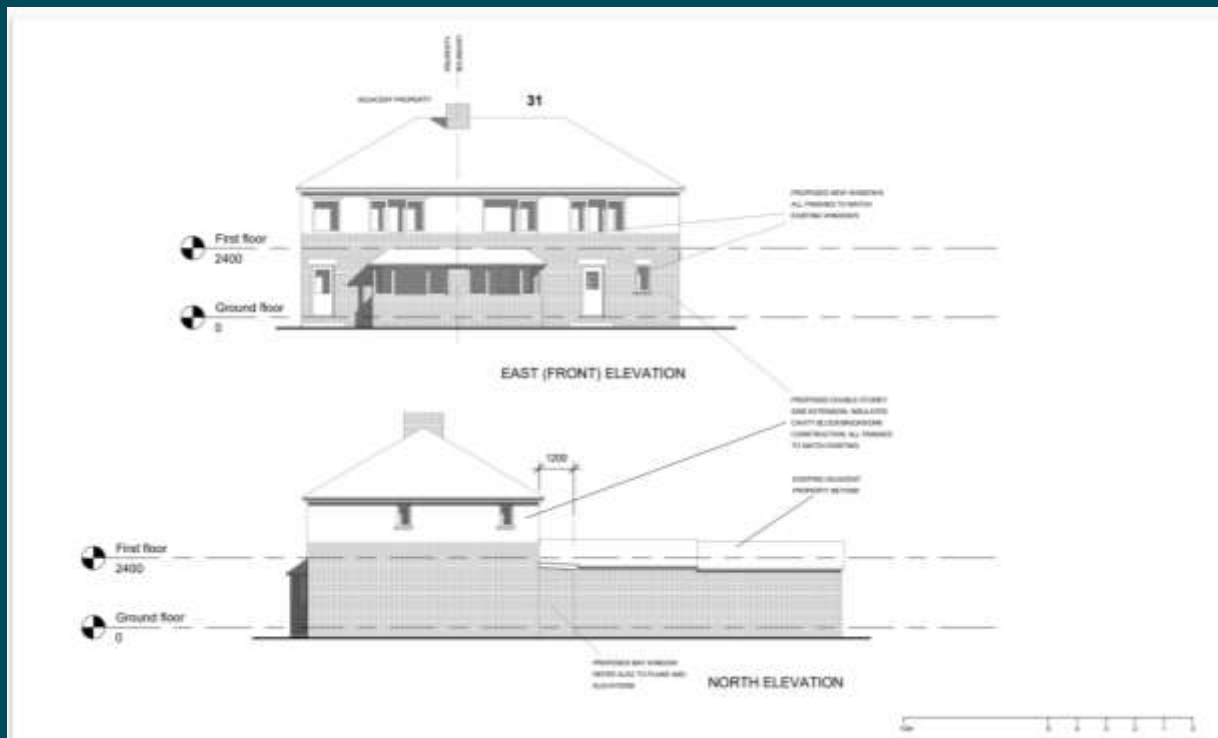


Fig. 4 – Proposed East and North Elevations

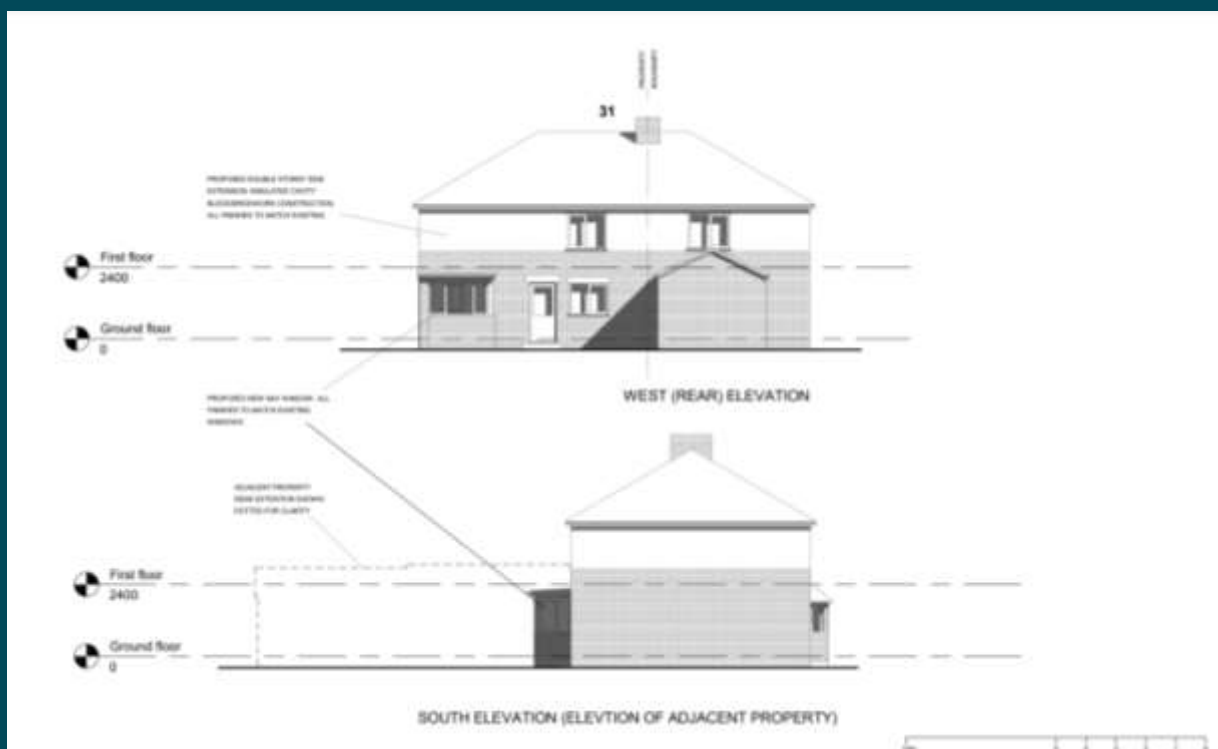


Fig. 5 – Proposed West and South Elevations

4. Planning History

No relevant planning history found on the council planning database, however, several successful applications were found for extensions within the surrounding area.

5. Planning Policy

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

- National Planning Policy Framework 2021
- National Planning Practice Guidance.
- Barnsley Local Plan 2019
- House extensions and Other Domestic Alterations SPD

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 Councils development criteria.

6. National Planning Policy Framework 2021 (NPPF) Assessment

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective – to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure.
- a social objective – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- an environmental objective – to protect and enhance our natural, built, and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimizing waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Analysis: *The proposal will positively contribute to all three development objectives outlined in the National Planning Policy Framework. From a social perspective, the proposal will provide a much-needed additional living space. This will ensure that the applicants*

can maximise the use of the site, providing longevity to its design. From an Environmental perspective, the proposal will not lead to any visual disruption, nor will it result in any impact to residential amenity. Economically, the proposal will help stimulate economic activity at a local level as local fitters and suppliers will be sought following planning approval.

Section 12 of the NPPF relates to achieving Well-designed Places which states that “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

Furthermore, Section 12 of the NPPF also outlines that:

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- b) are visually attractive because of good architecture, layout, and appropriate and effective landscaping.
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit.
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.
- f) create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Analysis: *The proposal will lead to the creation of a useful and well-designed addition to the main dwellinghouse leading to a functional and flexible user space for the occupants for lifetime of the dwelling. The scale, design and siting of the extension is appropriate to the parent dwelling and allows for ample undeveloped garden ground to remain. As such, it will not overdevelop the site or detract from the character of the dwellinghouse. The proposal also considers the importance of well-designed place which would not significantly affect the character of the place in a negative way. Parking spaces are provided for and within the development site and therefore it will not impinge on the existing surrounding uses.*

7. Local Planning Policy Assessment

The following is considered relevant to the proposed development:

Barnsley Local Plan 2019

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

Supplementary Planning Document

House Extensions and Other Domestic Alterations

Design

The proposal is in keeping with the above policy D1 and design guidance, as it is well designed, and the layout and position is appropriate for the site, and it follows the form, orientation, and roof style and shape of the parent dwelling. Consideration has been given to the scale, details and materials used; It will be of an appropriate scale and massing, and proposed materials are contemporary, matching and appropriate, in that they will not erode the character of the parent building and or the local area. The proposed thus shows a clear and obvious connection and understanding of the surrounding street and wider area.

The proposal is therefore in accordance with the Local policy, and also is in line with the guidance set out within SPD documents for side extensions.

Amenity

The proposed development within this application will be in accordance with policy GD1, as it is well designed and complimentary to the character of the site and wider area.

As the scale is subservient to the parent dwelling both in height and mass, it will not dominate its character or overdevelop the site and will allow ample garden ground to remain. The proposal benefits from a sizable plot and would be set in sufficiently from the boundary preventing an overbearing or overshadowing impact upon neighbouring occupiers or the wider street scene. Proposed windows to the extension also do not create a significant cause for concern regarding overlooking due to the orientation of the property.

As such, overbearing, overlooking, and overshadowing are not expected to be a significant concern for this development; It will not have any detrimental impact upon neighbouring amenity.

It will also provide extra ancillary living space to the residents and will create a useful, comfortable, and welcoming space. It will in turn, enhance the internal amenity space of the dwelling as the proposed extension will create a multi-functional ground floor space, and new bedroom, closet and bathroom space for the occupants or guests on the first floor. It will, therefore, improve the residential amenity of the property.

Parking and Highways

The proposed development takes parking provisions into consideration; in that the current parking arrangements would not be impacted by the development. The proposal will also have no further impact upon the highway network that the status quo.

8. Conclusion

The proposal is acceptable in principle in that it will form an extension to an existing dwellinghouse which is located within an established developed boundary, in accordance with the principle of sustainable development outlined by the NPPF. The proposal will deliver significant social and economic benefits to this area while not resulting in any detrimental harm to the areas' surrounding environment. It will also be well designed and provide additional living space for the occupants for the lifetime of the property, thereby increasing the residential amenity of the dwelling. The materials, form and style proposed will also match those of the host buildings and the character of the local area, and it will not detrimentally impact the neighboring properties any more than the existing development.

For this reason, 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.