

## **Design and Access Statement**

### **Proposed Extension at 35 Westmoor Crescent, Pogmoor, Barnsley, S75 2JY**

**Applicant:** Mr & Mrs Healy

**Agent:** White Agus Ltd

#### **1. Introduction**

This Design and Access Statement accompanies the planning application for a proposed front, and side extension, together with a loft conversion, at 35 Westmoor Crescent, Pogmoor, Barnsley. The statement explains the design rationale, impact on the surrounding area, and how access has been considered in accordance with planning policy and good design practice.

#### **2. Site and Context**

The property is a two-storey detached dwelling situated within a mature residential area of Pogmoor, Barnsley. The surrounding street is predominantly made up of similar detached and semi-detached dwellings, many of which have been extended and altered over time.

The site lies within a generous plot, with off-street parking provision to the front via an existing driveway and garage. Rear gardens are private and well enclosed, typical of the area.

#### **3. Design Proposals**

The proposed development includes:

- **Ground Floor:**
  - Extension to create a larger kitchen, dining, and lounge arrangement.
  - Retention of a utility room, playroom, WC, and garage space.
- **First Floor:**
  - Reconfiguration of layout to provide an en-suite bedroom and three additional bedrooms.
- **Second Floor (Loft Conversion):**
  - Formation of two further bedrooms with adequate headroom.
- **External Appearance:**
  - Elevations designed to match existing dwelling in terms of roof pitch, ridge height, and fenestration.

- Materials will be sympathetic to the host property, with brickwork and roof tiles selected to harmonise with the existing palette.
- Scale and proportions reflect those found in the immediate street scene.

#### **4. Use and Amount**

The property remains in residential use (C3). The extension provides additional family accommodation without changing the overall use of the site.

#### **5. Scale, Layout and Appearance**

- **Scale:** The proposed extension is subservient to the host dwelling, maintaining a coherent form without dominating the existing house or neighbouring properties.
- **Layout:** The internal arrangement enhances family living by providing open-plan spaces while maintaining separate functional rooms. Bedrooms are distributed across the first and second floors to meet modern living requirements.
- **Appearance:** Elevational treatments are consistent with the character of the dwelling and surrounding houses. Window sizes and positions respect privacy and overlook considerations.

#### **6. Landscaping**

No significant changes are proposed to the landscaping of the site. The rear garden will remain private, and the existing boundary treatments will be retained.

#### **7. Access and Parking**

- Vehicular access remains unchanged from Westmoor Crescent.
- Existing driveway and garage will continue to provide off-street parking.
- Pedestrian access is unaffected.
- The design provides level access at ground floor. Internal circulation is logical and suitable for family occupation.

#### **8. Sustainability**

The proposed extension will be constructed to current Building Regulation standards, incorporating insulation, energy-efficient glazing, and low-energy lighting to reduce environmental impact.

#### **9. Impact on Neighbours**

The design minimises impacts by:

- Respecting building lines and maintaining adequate separation distances.

- Avoiding side-facing windows to protect privacy.
- Ensuring the massing does not result in overshadowing or overbearing impact.

## **10. Conclusion**

The proposed extension is a well-considered development that enhances the dwelling and provides much-needed family accommodation. The scale, design, and appearance are in keeping with the host property and the wider character of Westmoor Crescent. The proposal maintains adequate access, parking, and amenity, and will make a positive contribution to the long-term use of the property.