

# PLANNING STATEMENT

**Increase of Approved Front Extension from 4 m to 5 m  
Yogi Store, 75 Huddersfield Road, Barnsley, S75 1AA**

## 1. Introduction

This Planning Statement supports a minor amendment to the approved front extension at Yogi Convenience Store. Permission was previously granted for a **4 m** projection. This application seeks approval to increase the depth to **5 m**, in line with the adjoining property at **No. 77 Huddersfield Road**.

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## 2. Planning Context & Neighbouring Development

The adjoining property, **No. 77 Huddersfield Road**, has recently constructed a **5 m front extension** as part of its new shop redevelopment. During discussions on the approved scheme for No. 75, Barnsley Council officers indicated that **all extensions along this parade should align** to maintain a consistent frontage and avoid a staggered or uneven building line.

The increase from 4 m to 5 m is therefore **a direct response to the Council's own design requirement** and ensures the two neighbouring commercial units present a coherent, unified frontage.

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## 3. Proposed Development

- Increase the approved front extension depth from **4 m to 5 m**
  - No change to height, width, materials, roof form, or shopfront design
  - No change to access, servicing, or parking arrangements
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## 4. Justification for the Increased Depth

### 4.1 Alignment With Neighbouring Extension (Primary Reason)

- **No. 77 Huddersfield Road** has constructed a **5 m** front extension.
- Barnsley Council advised that **all extensions along this frontage should be the same depth** to maintain a consistent building line.
- Increasing the projection at No. 75 from 4 m to 5 m ensures the two units **line through cleanly**, avoiding a visually disruptive step in the street scene.

## 4.2 Improved Visual Coherence

- A uniform frontage is a core principle of good design under Policy D1.
- The 1 m increase results in a **better-integrated, more professional-looking parade.**

## 4.3 Functional Benefits

- Provides improved internal circulation and usable retail space.
- Supports the operational viability of the store.

## 4.4 No Additional Impact

- No change to height or massing.
  - No additional overshadowing, enclosure, or impact on neighbouring amenity.
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# 5. Conclusion

The increase from **4 m to 5 m** is a **minor, policy-compliant amendment** that directly responds to the Council's requirement for a consistent frontage following the construction of the 5 m extension at No. 77.

The proposal improves the street scene, supports local retail provision, and introduces **no additional amenity or highway impacts.** Approval is therefore fully justified.

## 6. Photos

