

Design & Access Statement

53 Keresforth Hall Road, Barnsley



Introduction

S75 Design have been appointed by the applicant to submit a planning application for a two storey side and rear extension, plus a rear extension at a lower level to accommodate a gym and swimming pool.

The property is located at the end of Keresforth Hall Road with the dwelling positioned on a large, mature tree-lined plot of land between Rob Roy Lane and No. 55 Keresforth Hall Road.

The proposed area for the development sits between the main dwelling house and existing two storey garage/annex building - the existing single storey extension is to be demolished.

This report has been updated to reflect comments from the Local Planning Authority, received in February 2026.

Revision B - Issued February 2026

Revision A - Issued January 2026



Contact Us: hello@s75.design



Planning Context

There have been several historical planning applications on this site, all of which have been constructed:

- B/99/0199/BA - Erection of a three-storey annex to dwelling containing garden store, double garage, garden room and study room - Approved March 1999
- 2009/1182 - Erection of a new pitched roof to existing flat roofed side extension - Approved October 2009

This application seeks approval to demolish the existing single storey extension and construct a new two storey side and rear extension, plus a partial subterranean extension to the rear, accommodating a pool and gym, the roof of which forms a terrace at ground floor level.

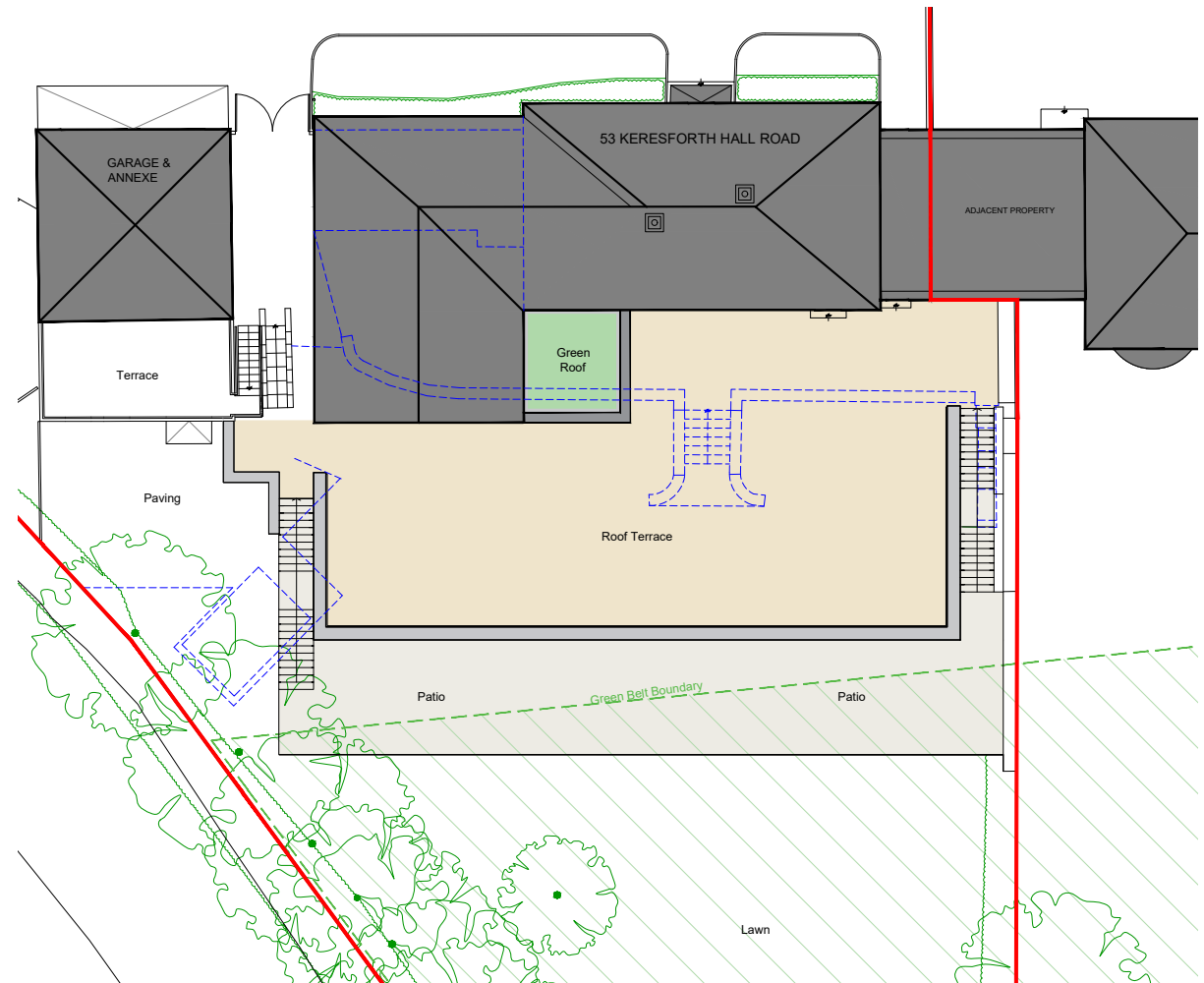
Site Context

The dwelling and those surrounding it are located on large plots. Historically the dwellings on these plots have been demolished and replaced with much larger dwellings or have been extensively extended to create large dwelling houses. The dwelling and those adjacent sit lower than the main highway, Keresforth Hall Road.

The dwellings directly adjacent to the West of property follow the topography of Rob Roy Lane, positioned at a lower level to the applicant's dwelling, this along with a mature tree line results in the extension having minimal impact on the surrounding neighbours. The proposed extension offers little impact to the principal elevation on the basis that the dwelling is set back and down from the highway and there are no dwellings directly opposite - in terms of street scene the dwellings to the West are two stories with the proposed extension situated between the two storey dwelling and two storey annex.

There are no tree preservation orders on any of the trees, nor does the site lie within a conservation area.

The garden area of the dwelling does partially lie within the green belt, the proposed development does not encroach into this boundary, other than the proposed lower ground patio area.



Wider Site Context



Site Context



Design & Access

Scale, Massing & Appearance

The proposed scale and massing of the extension is consistent with the existing dwelling house, adjacent annex and surrounding context with minimal impact on the surrounding neighbouring properties and street scene. The new extension will be set back from the face of the existing dwelling and the ridge line has also been set lower. The proposed extension provides an additional 78m² of living area on the ground floor, 62m² of accommodation on the first floor and the lower ground pool and gym extension is 160m². The proposed rear pool extension has been designed to work with the existing topography and is not visible from the principal elevation/highway, nor is it visible from any neighbouring properties.

The existing single storey extension presented a solid brickwork facade onto the principal elevation, the new two storey extension maintains the overall aesthetic of the existing dwelling. Materials will match the existing house, windows will maintain the existing proportions and brickwork detailing will be reinstated to the external corner.

The resulting design does not adversely affect the amenity of the neighbouring properties, the design maintains the character of the street scene and the proposal does not interfere with the existing highway.

Access

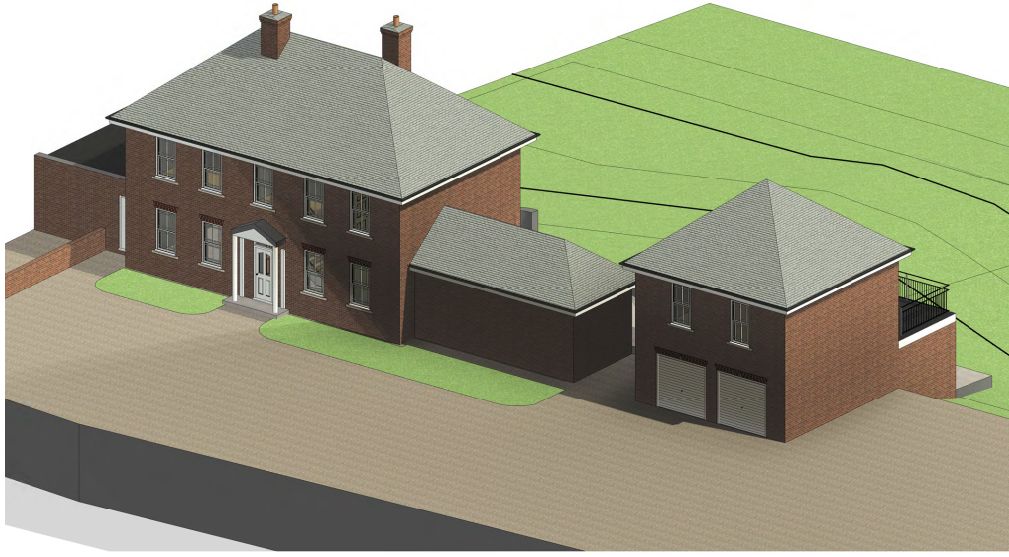
There are no proposed changes to the existing access arrangements, nor do the proposals affect any existing parking arrangements. Access during construction will be via an access gate onto Rob Roy Lane and via the private driveway.

Existing Materials

The existing dwelling and annexe comprises of red facing brickwork with artstone cills below white double glazed uPVC windows and a mix of uPVC and composite doors. The roof finish comprises of concrete roof tiles. Externally the existing patio is finished with buff paving stones and stonework walls.

Proposed Materials

The proposed extension is to be faced in red brickwork to match the existing house and annexe. Windows will be a mix of uPVC windows to match the existing dwelling and aluminium curtain walling. Doors will be a mix on composite doors and large aluminium framed glazed sliding doors. The roof existing roof will be extended and finished with matching concrete roof tiles, white PVC facias and soffits and black PVC guttering and downpipes. The flat roof to the rear extension is to have a sedum roof. Externally, garden walling will be constructed from red brickwork to match the dwelling and topped with concrete coping stones. Paved areas will be finished with large format buff coloured paving stones and a glass balustrade.



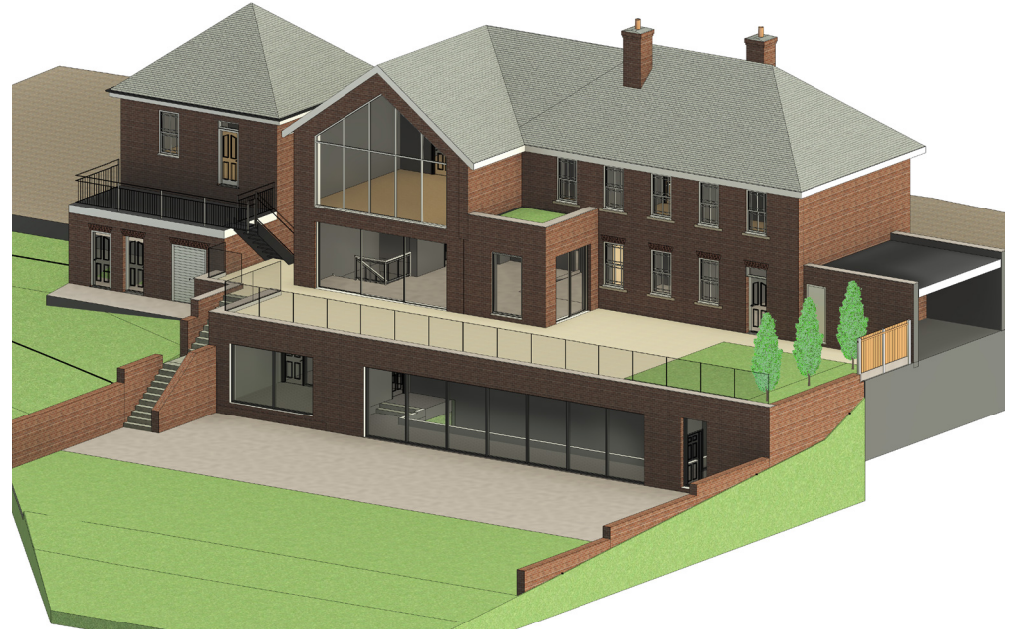
Existing Visualisation - Front



Proposed Visualisation - Front



Existing Visualisation - Rear



Proposed Visualisation - Rear

Design Development (February 2026) - Following Comments from Local Planning Authority

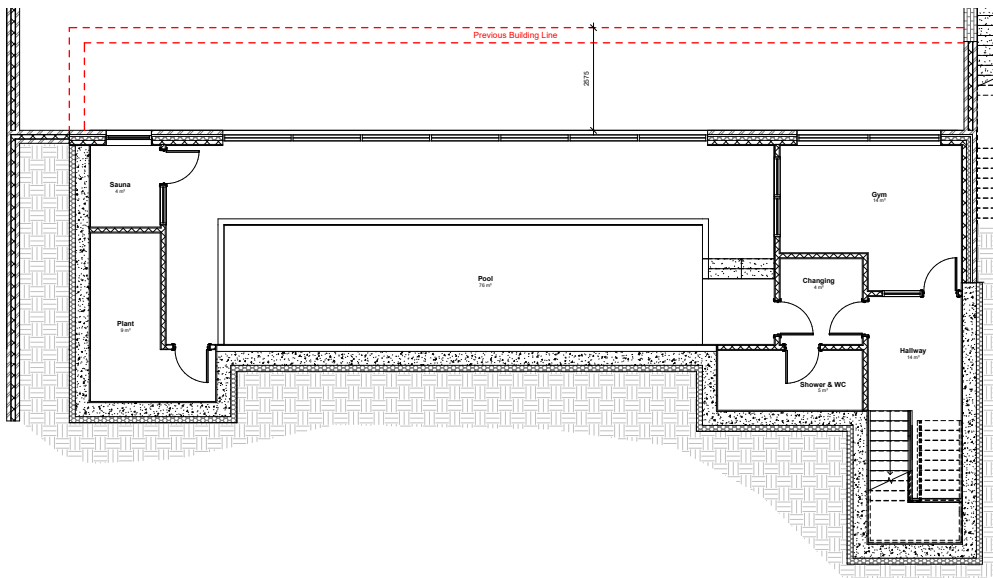
Response to LPA Comments (received 19th February 2026)

Following comments from the LPA the extent to which the lower ground floor projects from the existing dwelling has been reduced by 2575mm, the two storey element has also been set-back circa 500mm from the line previously shown. To reduce the amount of terrace area a green roof and planting area has been introduced along the eastern boundary (boundary with adjacent property) The diagrams below show the change in building line, shown as a dashed red line - the visuals on the next page show the changes between the scheme originally submitted and the revised design. The proposed two-storey side extension and creation of a lower floor has very minimal impact on the surrounding properties, with the lower ground being visible from only one property and the two storey extension having minimal impact on the street scene.

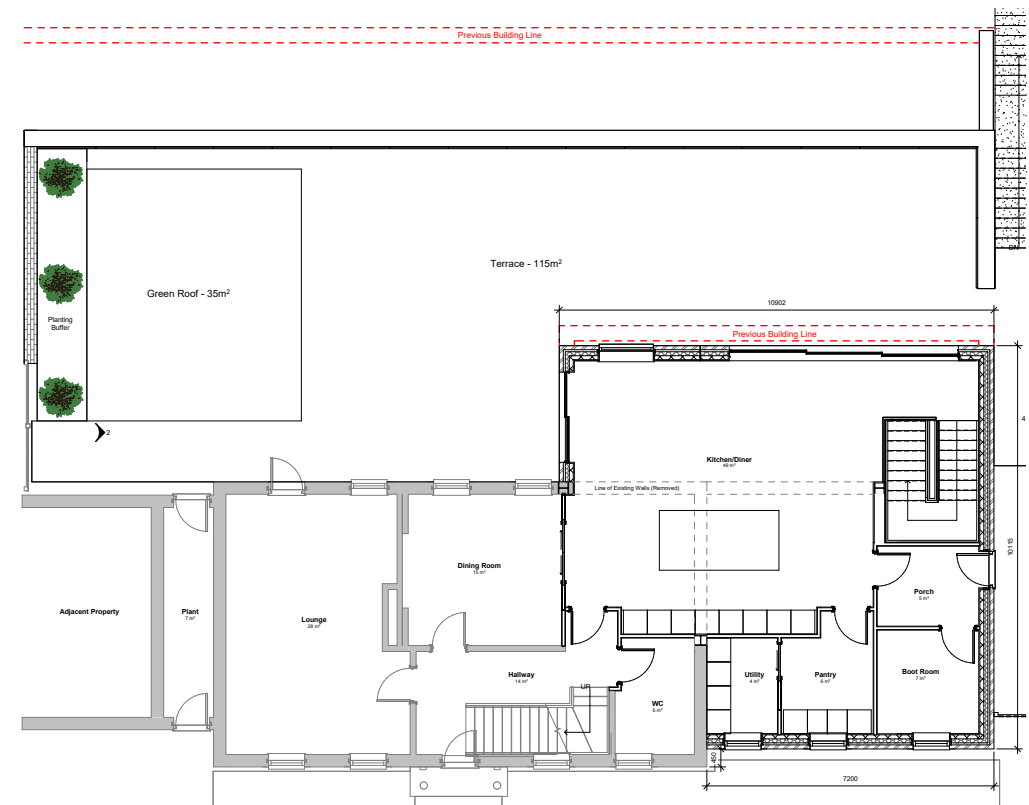
Notable changes:

- Area of lower ground floor reduced by 55m²
- Terrace area reduced by 90m²
- Staircase on the eastern boundary removed with a green roof and planting area included
- Lower ground floor projection reduced by 2575mm

Proposed Lower Ground Floor Plan

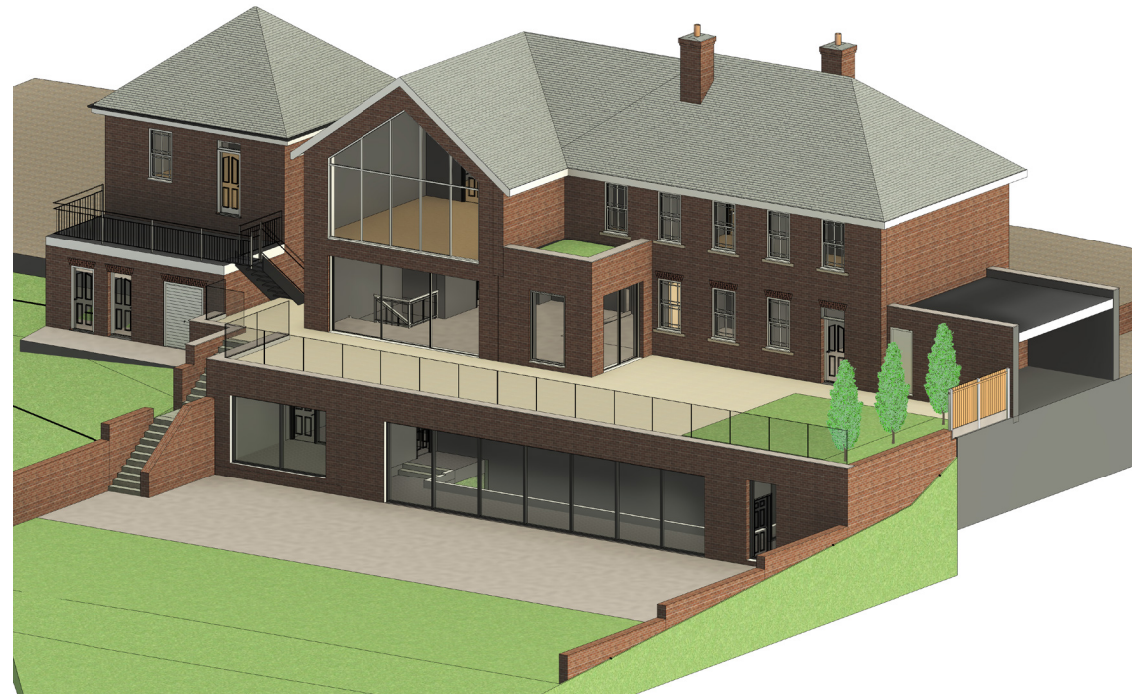


Proposed Ground Floor Plan





**Visualisation - Rear
Previously Submitted Scheme**



**Proposed Visualisation - Rear
Revised Scheme**