

PLANNING STATEMENT

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Proposed Alterations and Extensions at Owl Croft, Cone Lane, Silkstone, Barnsley, S75 4PT

1. Introduction

This Planning Statement has been prepared in support of a full planning application for proposed extensions and alterations to *Owl Croft, Cone Lane, Silkstone*. The application is submitted on behalf of the applicant, Mr & Mrs Webber.

The proposal seeks to enhance and extend the existing dwelling to provide improved living accommodation, whilst responding sensitively to the site's rural setting and existing built form.

The application should be read in conjunction with the following submitted drawings:

- Site & Location Plan
- Existing and Proposed Plans & Elevations
- Proposed Ground Floor Plan & Elevations

2. Site and Surroundings

The application site comprises a detached dwelling located on Cone Lane, Silkstone, set within a generous plot and surrounded by open countryside and sporadic residential development.

As shown on the *Location and Site Plan (Drawing 03)*, the property sits within a large curtilage with established landscaping and is accessed from the adjacent road network. The site is not constrained by tight urban grain, allowing for a degree of design flexibility.

3. The Existing Dwelling

The existing property is a traditionally styled detached dwelling with a relatively modest footprint and conventional internal layout.

The current internal arrangement (as illustrated on the existing plans) is constrained in terms of flow and modern family living requirements. The overall floor area is noted as approximately:

4. The Proposed Development

4.1 Overview

The proposal comprises:

- A series of single and two-storey extensions
- Reconfiguration of internal layout
- Enhancement of external appearance through updated materials and fenestration
- Creation of a contemporary yet contextually appropriate dwelling

This represents a modest and proportionate increase in scale relative to the site.

4.2 Design and Appearance

The architectural approach combines traditional and contemporary elements:

- Use of natural stone to reflect local vernacular
- Introduction of vertical dark cladding to provide contrast and articulation
- Prominent glazed gables to enhance natural light and visual interest
- Retention of a pitched roof form, consistent with surrounding development

The submitted CGI visuals demonstrate a high-quality design outcome that respects the character of the area while delivering a modernised dwelling.

4.3 Layout and Functionality

The proposed layout significantly improves the functionality of the dwelling:

- Open-plan kitchen/dining/living space
- Additional living areas including snug/cinema room
- Improved circulation and entrance arrangement
- Enhanced bedroom provision and en-suite facilities

The ground floor plan (*Drawing 01*) shows a coherent layout designed for modern family living, with strong connections to external amenity spaces via bifold doors.

4.4 Scale and Massing

The extensions are carefully composed to:

- Break down overall mass into legible volumes
- Maintain a subservient relationship to the original dwelling where appropriate
- Step with the site and respect existing building lines

Despite the increase in footprint, the proposal remains proportionate within the generous plot and does not appear overbearing.

5. Impact Assessment

5.1 Impact on Character and Appearance

The proposal:

- Respects the rural context through material choice and form
- Enhances the visual quality of the dwelling
- Introduces a contemporary interpretation without harming local character

Overall, the development is considered to positively contribute to the built environment.

5.2 Residential Amenity

Given the site's separation from neighbouring properties:

- There are no material overlooking issues
- No significant loss of light or overbearing impact
- External amenity space is retained and enhanced

The proposal fully complies with accepted residential amenity standards.

5.3 Highways and Access

The development does not materially alter access arrangements or parking provision. The scale of development is unlikely to generate a significant increase in traffic.

5.4 Permitted Development Context

The drawings indicate that a substantial portion of the proposed works (approximately **100m²**) could potentially be undertaken under Permitted Development rights .

This reinforces that the overall scale of development is reasonable and within established residential extension parameters.

6. Planning Policy Context

The proposal accords with the core principles of the National Planning Policy Framework (NPPF), particularly:

- Achieving well-designed places (Section 12)
- Supporting sustainable development
- Enhancing the quality of existing housing stock

At a local level, the scheme aligns with policies relating to:

- Residential extensions
- Design quality
- Protection of local character

7. Conclusion

The proposed extensions and alterations at Owl Croft represent a well-considered and high-quality scheme that:

- Enhances the functionality and appearance of the dwelling
- Respects the character of the surrounding area
- Maintains residential amenity
- Is proportionate in scale and design

The development is compliant with both national and local planning policy and should therefore be supported and approved.