

# Planning Statement – Proposed Front Extension and Alterations

**Application Site:** 12 Beech House Road, Hemingfield, Barnsley, S73 0PF

**Author:** NYPA Ltd

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**Ref:** 2026/02

## 1. Introduction

This Planning Statement supports a householder application for works at 12 Beech House Road, Hemingfield. The proposal includes the removal of the existing bay window and roof canopy, construction of a new singlestorey front extension to provide an enlarged kitchen and improved entrance area, and the installation of a single storey front extension to provide an enlarged kitchen and improved entrance area, and the installation of new windows to enclose the existing firstfirst-floor balcony.

The site benefits from a relevant planning history. **Planning permission Ref: 2019/0532 was approved on 22 November 2019 for a similar front extension on the property.** This demonstrates that the principle of development in this location has previously been accepted by Barnsley Metropolitan Borough Council.

## 2. Site and Surroundings

The property is a two-storey residential dwelling located within an established suburban street. The surrounding area comprises similar dwellings with a variety of front projections, porches, and façade treatments. The site is not within a conservation area and the building is not listed. The character of the area is residential and visually varied.

## 3. Description of Proposed Works

### Front Extension

- Removal of the existing bay window and roof canopy.
- Construction of a new single-storey front extension to create a larger kitchen and improved entrance area.
- All materials—including brickwork, roof tiles, windows, and doors—will match the existing dwelling.
- The extension remains modest in scale and subordinate to the main elevation.

### First-Floor Balcony Enclosure

- Installation of new windows to enclose the existing first-floor balcony area.

- New glazing will match existing window styles and materials to ensure consistency with the dwelling's appearance.
- The enclosure improves thermal performance and usability of the internal space without altering the overall massing of the building.

## **4. Design and Appearance**

The design integrates seamlessly with the existing dwelling. Matching materials ensure visual continuity, and the proposed extension respects the proportions and character of the property. The works will enhance the appearance of the front elevation by replacing outdated elements with a cohesive, modernised frontage.

The enclosure of the first-floor balcony is visually discreet and maintains the established rhythm of fenestration on the property.

## **5. Impact on Neighbouring Properties**

The proposal will not result in any unacceptable impact on neighbouring amenity.

- The single-storey extension is modest and positioned to the front, avoiding overshadowing or overbearing effects.
- The balcony enclosure does not introduce any new overlooking beyond existing levels.
- No loss of privacy, daylight, or outlook will occur for adjacent properties.

## **6. Highways and Parking**

The development does not affect existing parking arrangements or access to the site. There is no impact on highway safety or traffic generation.

## **7. Policy Compliance**

The proposal accords with the Barnsley Local Plan and the Design of Housing Development SPD, specifically in relation to:

- High-quality and sympathetic design
- Respecting local character and street scene
- Protecting residential amenity
- Ensuring proportionate and well-integrated extensions

The works represent an appropriate and policy-compliant enhancement to the dwelling.

## **8. Conclusion**

The proposed front extension and balcony enclosure at 12 Beech House Road constitute a modest, well-designed improvement to the property. The works respect

the character of the area, maintain neighbouring amenity, and comply with relevant planning policy. The existence of the previously approved scheme (Ref: 2019/0532) further supports the acceptability of the proposal. Approval is therefore respectfully requested.