

Barnsley MBC
Planning and Regulatory Services
PO Box 604
Barnsley
S70 9FE

12 August 2024

Ref: MJB/JB 12.62

Dear Sir

Re: Alterations and extensions to Bungalow including single storey front extension; increase of roof height to form first floor bedrooms; single storey rear extension and associated external works at 57 High Street Silkstone Barnsley S75 4JR

An application for Householder Planning Consent has been submitted to Barnsley MBC via the Planning Portal. This document provides supporting information based upon a brief Design and Access Statement which is proportionate to this application.

1.0 Location

The site is located on the west side of high street and is surrounded by two storey dwellings and within a housing area. A Site Location Plan is included with the application documents.



Fig 01. Bungalow Front (East) Elevation



Fig 02. Bungalow Rear (West) Elevation.

2.0 Physical Context

Most of the original houses within this part of the village are two storey stone dwellings located along the street frontage however the brick-built bungalow is of more modern design, set back from the road and slightly elevated to accommodate the natural levels which rise to the west. The brick is an orangery brown and the concrete tiles are dark grey. At the rear (west) is a more modern housing estate of predominantly two storey dwellings in brick.

Fairfield House Berneslai Close off Churchfield Barnsley S70 2FL

Directors: Mr MJ Booth MCIAT Mrs J Booth

MBooth Design Ltd Registered in England and Wales Registration No 7662634 Registered Address 2 Western Street Barnsley S70 2BP
VAT Registration No 129 6011 28

Boundaries are a mix of traditional stone walls with some brick (north) and hedges (north and east). No alteration to existing boundaries is proposed.

3.0 Planning

There have been a number of planning applications which have relevance to this application:

2014/1026 – Raising of roof height, erection of two storey front and rear extensions, installation of front dormer, erection of detached garage and removal of existing garage.
Refused – New garage located forward of principal elevation considered to be unacceptable.

2014/1027 – Raising of roof height of bungalow including front dormer and erection of single storey front extension.
Approved.

2015/0925 – Demolition of existing bungalow and garage and erection of 1No detached dwelling with integral garage.
Approved.

The current proposals have similarities to the 2014/1027 and 2015/0925 applications which were approved by the council.

The proposed extension within the rear garden is less than the allowance for permitted development and retains much more than 50% of the rear garden area as required by the SPD for House Extensions. It retains 7 meters between the rear wall of the single storey extension and the rear (north boundary). Existing housing to the rear is elevated and there is no impact upon overlooking or overbearing.

We consider the proposed alterations to be compliant with national and local planning policy requirements.

4.0 Drainage and Flood Risk

The site is not at risk of flooding and is unlikely to cause flooding elsewhere. Foul and surface water drains to a combined system which will be retained.

The parking area at the front will be surfaced using permeable bound gravel which will not add to the surface water discharge from the site.

There is a nominal amount of additional surface water created by the small front and rear extensions that will not add significantly to the surface water discharge.

5.0 Trees and Hedges

There is a Leylandii hedge to the north and east boundary of the site, there are unaffected by the works and no new significant hedge or tree planting is proposed.

6.0 Protected Species

The works involve the removal of the roof and its replacement. We have therefore provided a Bat Survey undertaken by Whitcher Wildlife which assessed the bat roost potential as Low and a subsequent dusk survey confirmed no bats were present.

Despite this the report recommends that one new integrated bat nesting box be included in the design as well as one integrated swift nesting box and this has been shown on the proposed plans.

7.0 Assessment

7.1 Use

The existing use is residential and the proposed use is residential, the site is located within a residential area and the use is appropriate.

7.2 Amount

The site area is 592sqm, the gross floor area of the existing bungalow is 80.2sqm and the existing garage is 20sqm.

The increase in roof height will create an additional 47sqm of accommodation at first floor level. The rear extension will add 20.3sqm, and the front porch extension will add 4.1sqm.

7.3 Layout

The existing access arrangement and internal layout is unaffected. The proposals include an automatic gate set back to allow a car to park off the public highway whilst waiting for the gates to open. Internal manoeuvring for private cars is available.

There is adequate space to store waste and recycling bins on site and for them to be stored on the driveway at the access for collection, without causing a hazard.

7.4 Scale

The roof height of the existing bungalow has been increased by 1950mm to provide first floor living space. The alterations to the roof and the extension are not disproportionate in the setting of two storey dwellings surrounding the site and are considered to be appropriate.

7.5 Landscaping

Existing hedges will not be affected by the works and will be retained. No additional structural landscape planting is proposed. Areas of new paths and terraces are indicated on the plans and materials have been specified.

7.6 Appearance

The current appearance is that of a simple and relatively bland bungalow from the 1970's which is at odds with its surroundings, particularly to the High Street frontage. The proposals add interest to the principal elevation facing High Street with the addition of a pitched roof extension and the replacement of brick with stone to the front elevation and concrete tiles with blue slate to the roof will enhance the appearance of the site.

7.7 Access

The site is located within the centre of the village with good access to local services and public transport, it is considered to be a highly sustainable location.

8.0 Summary

The proposals seek to update and enhance an existing bungalow within a residential area. They are similar to previously approved plans, proportionate in terms of size and scale, and compliant with local and national planning policies. As such we look forward to receiving the councils support however, please don't hesitate to contact me if you require any further information regarding this application.

Yours faithfully



MJ Booth
MBooth Design