

Supportive Planning Statement

Proposed First Floor Extension – The Arbour, Beech Grove, Kingstone, Barnsley, S70 6NG

1. Introduction

This statement has been prepared in support of a householder planning application for a first-floor extension above the existing ground floor element at *The Arbour, Beech Grove*. The purpose is to demonstrate compliance with the Barnsley Local Plan (2019), the National Planning Policy Framework (2024), and relevant Supplementary Planning Documents (SPDs), while addressing site-specific considerations raised through the pre-application process.

2. Site Context

- The property is located within an established residential area allocated as Urban Fabric in the adopted Local Plan.
- The surroundings are characterised by large detached dwellings with four-storey flats (within the Grade II listed Park View Guest House) to the south.
- The site borders Locke Park, designated greenspace and a Park of Historic Interest, but lies outside the Green Belt and conservation areas.
- Several Tree Preservation Orders (TPOs) are located within the rear of the site .

3. Proposal

- The scheme seeks to raise the existing single-storey side element to form a two-storey extension with a gable roof, in line with officer advice at pre-application stage.
- The extension will provide an additional bedroom with en-suite at first floor, with a modest front-facing balcony as shown on the submitted drawings .
- Materials will match the existing dwelling, ensuring design continuity.

4. Planning Policy Considerations

Local Plan Policies

- SD1 – Sustainable Development: The proposal makes efficient use of land within the urban fabric, enhancing family accommodation without encroaching onto greenfield land.
- GD1 – General Development: The extension respects residential amenity, highway safety, and the character of the area.
- D1 – High Quality Design: The gable roof reflects local architectural character, avoiding the unsightly ridge gap identified by officers.
- T4 – New Development and Transport Safety: No adverse impact on parking or highway safety.

National Planning Policy Framework (NPPF, 2024)

- Section 12 – Achieving Well-Designed Places: The scheme ensures a visually attractive design, sympathetic to local character, while improving the functionality of the home.

Supplementary Planning Documents (SPDs)

- House Extensions SPD: The extension is proportionate, uses matching materials, avoids harm to neighbour amenity, and maintains spacing standards.

5. Trees and Landscaping

- Multiple TPOs exist to the rear of the property.
- The extension is entirely on existing hardstanding and within the established footprint of the dwelling.
- No trees are within falling distance of the proposed works.
- All construction activity, including the storage of materials and equipment, will be confined to existing hard surfaces, ensuring no encroachment into root protection areas.

6. Design and Amenity

- The gable roof form integrates with the existing pitched roofs in the street scene, avoiding visual imbalance.
- The proposed fenestration to the front elevation ensures natural surveillance and continuity with existing window patterns.
- Potential overlooking is mitigated by orientation and boundary treatments. Side elevations will remain free from windows to protect privacy.
- The modest scale of the extension, set within a generous plot, ensures no overdevelopment.

7. Conclusion

The proposed first-floor extension represents a well-designed, policy-compliant form of residential development that:

- Provides enhanced family accommodation.
- Integrates sensitively into the host dwelling and wider street scene.
- Protects neighbouring amenity.
- Avoids harm to protected trees and greenspace.
- Aligns with both the Barnsley Local Plan and the NPPF presumption in favour of sustainable development.

On this basis, the application should be supported by the Local Planning Authority.







































