



8 Spring Grove

Huthwaite Lane

Thurgoland

S35 7AF

Planning Statement

June 2024



1. Introduction

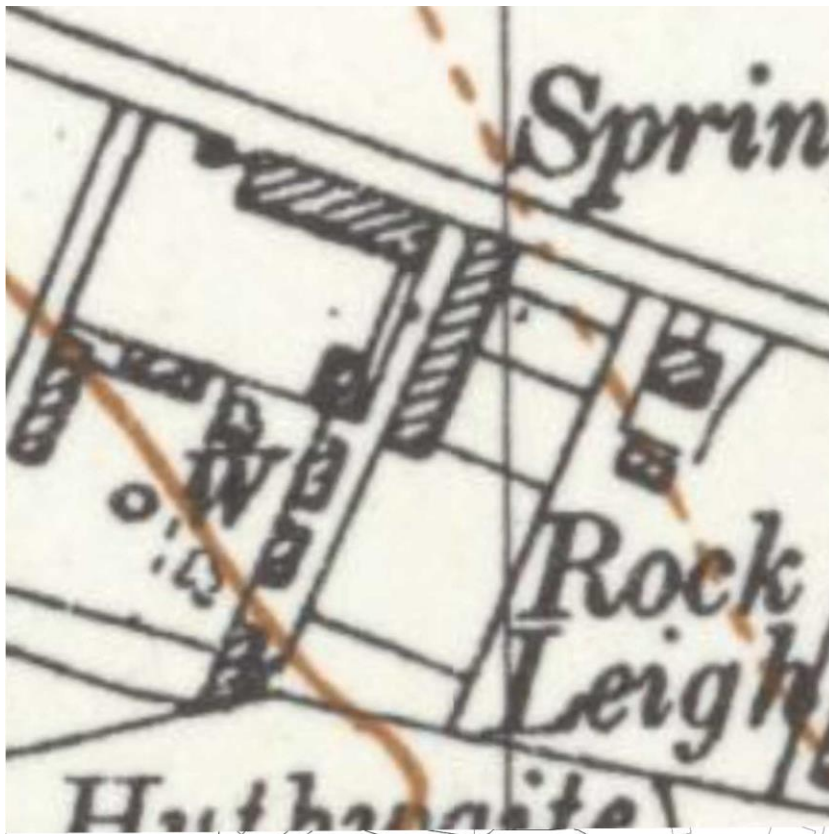
This statement is written to support the planning application for a two-storey side extension with habitable space in the roof and a part single storey orangery extension; a loft conversion with rear dormer and front rooflights and associated external works including a stairwell down to the lower ground store and a new outbuilding within the garden.

2. Planning Statement

Site, Context and Green Belt Policy

The application site contains an end of terrace property with side off-shot. Various additions have been made to the house over the years, including the current front porch and rear conservatory. The date of construction for the side off-shot is unknown, however, from historic maps it can be seen that a structure appears in this location from very early on, before 1940.

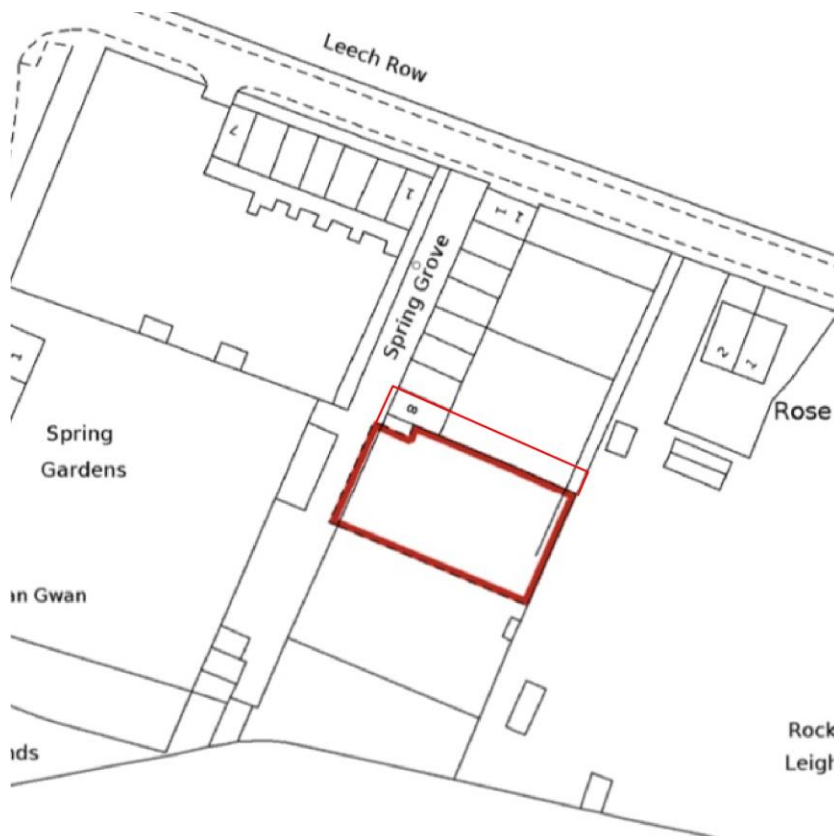
The 1955 Ordnance Survey Map shows the property as below.



This shows that the house had an extension that was the full depth of the property. The extension is outlined in green alongside the property outlined in blue.



The Land Registry map below shows that the current side off-shot lies within the area of the side extension shown on the 1955 Ordnance Survey Map.





As the site is located in designated Green Belt land, consideration has been made to comply with Barnsley Council's policy to ensure that the total size of the proposed extensions does not exceed the size of the original house. We have taken the current side off-shot as being part of the 'original house' due to the above findings from the historical map research.

The below calculations for the existing and proposed areas demonstrate that the total size of the proposed extensions and outbuilding does not exceed the area of the original house with current side off-shot.

ORIGINAL HOUSE

Ground Floor = 53sqm

First Floor = 53sqm

TOTAL = 106sqm

PROPOSED EXTENSIONS

Ground Floor = 81sqm

First Floor = 70sqm

Dormers = 14sqm (additional floor space created by dormers and side extension roof)

New Outbuilding = 37sqm

TOTAL = 202sqm

All current outbuildings are proposed to be demolished, so these have been excluded from the calculations.

Proposals

The new side extension is designed to be in keeping with the existing property and is a continuation of the terrace. Due to the slope of the site, the eaves and ridge heights of the new roof have been stepped up slightly and this is referenced from the surrounding context where there is a step up further down the terrace. The proposed gable end will be finished in stonework as a visual improvement on the current rendered gable and a parapet with coping stones is proposed to match the existing gable. Furthermore, the proposed stone lintels and cills compliment the style of the existing property.



The proposed rear dormer has also been designed to appear consistent with the style of the property. A traditional pitched roof is proposed and the dormer will be clad in tiles to match the roof. In addition, the dormer is set back into the roof slope so that it is less dominant on the side and rear elevations.

The design of the side orangery extension has been carefully considered to have minimal impact when viewed from Spring Grove. The orangery has a lower floor level and is sunken into the slope of the site and has a mono-pitch roof to ensure that it has little impact on the front elevation. The proposed stone mullions between the windows and the traditional materiality of the orangery make it appear complimentary to the host property.