

SUPPORTING PLANNING STATEMENT

Site: 4 Overdale Avenue, Worsbrough, Barnsley

For: Two Storey Side Extension

AUGUST 2022

CONTENTS PAGE

1.0 INTRODUCTION

2.0 PROPOSED DEVELOPMENT

3.0 DESIGN ASSESSMENT

4.0 CONCLUSIONS

1:0 INTRODUCTION

1.1 This statement is presented in support of a full 'Householder' planning application for the erection of a two-storey side extension at 4 Overdale Avenue, Worsbrough, Barnsley. Section 2 of this Statement provides a description of the proposed, whilst Sections 3 considers local planning policy. Section 4 provides an overall planning and design assessment, whilst Section 5 provides the conclusions.

1.2 This Statement should be read in conjunction with the submitted full planning application form, ordnance survey extract (Drawing No.1), proposed site plan (Drawing No.2) the existing elevations (Drawing No.3), the proposed elevations (Drawing No.4), the existing floor plans (Drawing No.5), the proposed floor plans (Drawing No.6) and the existing and proposed roof plans (Drawing No.7).

2.0 PROPOSED DEVELOPMENT

2.1 A two storey side extension, comprising car port with a bedroom/en-suite over. Materials will match existing. The extension is 2.53m wide and 7.6m in length.

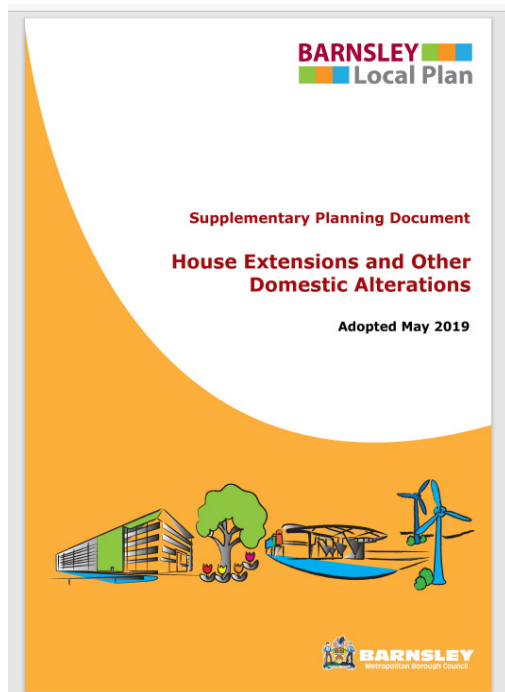
2.2 The householder scheme has been carefully developed following a detailed analysis of the site, its constraints and opportunities, the surrounding area and the design criterion identified in the Barnsley MBC Local Plan Supplementary Planning Document (SPD) - House extensions and other domestic alterations adopted May 2019.

3.0 DESIGN ASSESSMENT

3.1 Section 38(6) of The Planning and Compulsory Purchase Act 2004 requires that determinations must be made in accordance with the Development Plan, unless material considerations indicate otherwise. From this regard the statutory Development Plan for Barnsley Metropolitan Borough Council comprises the following:

- The Local Plan (adopted 03 January 2019), Barnsley, Doncaster and Rotherham joint waste plan (adopted 2012) and Neighbourhood Plan.

3.2 This section of the Planning Statement assesses the key design issues relevant to the revised proposals, and with specific reference to the relevant policies in the SPD of the Local Plan.



Above: The Supplementary Planning Document (SPD) - House extensions and other domestic alterations adopted May 2019.

3.3_The design approach has taken precautions to prevent any issues such as overlooking between the site, the extension itself and the surrounding residential properties. The Council's Supplementary Planning Document for householder related extensions for two Storey Side and First Floor Side Extensions highlights that linking or closing the gap between semis or detached houses to give the effect of a terrace, is a detrimental change to the character of the street scene and must be avoided. Moreover, it states that all two-storey side extensions should have a pitched roof following the form of the existing roof and that to prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 500mm from the main front wall of the dwelling.

3.4 Clearly, a setback from the front elevation allows for a vertical break in the roof plane and a lowering of the ridge line. In addition to the set-back from the front, the SPD also states that where practicable, a side extension should also be set in by one metre from the side boundary with an adjacent property, to further avoid the terracing effect. The SPD goes onto state that the sideways projection of a two-storey side extension should not exceed more than two thirds the width of the original dwelling.

3.5 Compliance with the SPD in the Local Plan:

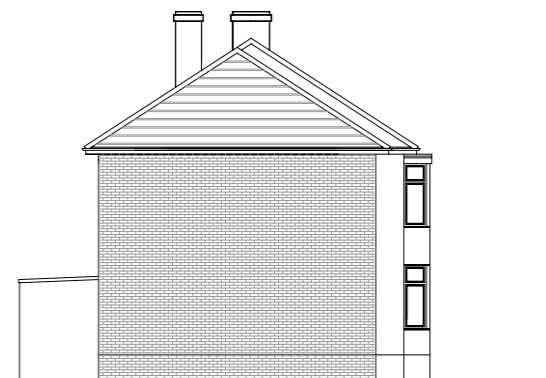
Below: Proposed Elevations (Not to Scale)



FRONT



REAR



SIDE

3.6 With the design criterion in the SPD in mind, and the above elevations (please refer to the full and detailed scaled drawings submitted with the application, **it is clear that the scheme is in full compliance with the policy guidance.** For the avoidance of doubt the householder scheme:

- **Introduces a pitched roof that follows the form of the existing roof.**
- **Provides a setback of at least 500mm from the main front wall of the dwelling.**
- **Proposes both external walls (brickwork) and roof covering (slate) to match the host property.**
- **Does not exceed more than two thirds the width of the original dwelling.**

Turning to the requirement, albeit where practicable it should be noted, that a side extension should also be set in by one metre from the side boundary with an adjacent property, the proposal provides a 800mm set in distance. Please see below photographs to demonstrate the difference in levels, the door level of each of particular note:



Above: Subject property



Above: No. 6 Overdale Avenue



Above: Roofscape to No's 4 and 6 Overdale Avenue (Streetscene view)

3.7 Having regard to the 800mm separation distance, and by virtue of the higher ground floor level of the subject property to its neighbour at No.6 Overdale Avenue, it is presented with evidence that the development will not result in any terracing effect and is fully acceptable.

4.0 CONCLUSIONS

4.1 In conclusion, this householder extension is fully in accordance with the guidance in the Barnsley Local Plan Supplementary Planning Document (SPD) - House extensions and other domestic alterations adopted, will have no adverse impact on the visual amenities of the streetscene in Overdale Avenue and will not have any detrimental impact on the living conditions of adjacent residential properties. Accordingly, it is respectfully requested the LPA supports the application and that the proposal presented be granted planning permission without delay.

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