



7A Haywood House, Hydra Business Park, Nether Lane, Sheffield S35 9ZX

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Proposed Front Canopy Infill, Relocation of Front Entrance Door and Enlargement of Dining Room Window

45 Haverhill Grove
Wombwell
Barnsley
S73 0DY

2025-100

29 September 2026



1. Introduction

This Statement has been prepared in support of a lawfull development certificate for alterations to the front elevation of 45 Haverhill Grove, Wombwell, Barnsley, S73 0DY.

The proposal comprises:

- the infilling/enclosure of the existing front canopy area;
- relocation of the existing front entrance door forward to the front face of the property, beneath the existing canopy roof;
- provision of the existing-style front entrance door within the new front elevation;
- enlargement of the existing ground-floor dining room window; and
- associated making-good and external alterations using materials and finishes to match the existing dwelling.

The works are intended to provide an improved and more practical entrance arrangement while making better use of the existing front canopy area. The proposal does not involve an increase in the number of dwellings or any change to the residential use of the property.

2. Site and Surroundings

No. 45 Haverhill Grove is an established two-storey residential dwelling located within an existing residential area of Wombwell.

The property is constructed principally in red/brown facing brick with a pitched, tiled roof. The front elevation incorporates a mixture of brickwork and white-framed windows, together with an existing tiled canopy over the entrance area.

The surrounding area is characterised predominantly by residential properties of similar scale and suburban form. The proposal is therefore considered within the context of an established residential street rather than an open or undeveloped site.

3. Proposed Development

The proposed development is a modest alteration to the front elevation of the dwelling.

3.1 Front canopy infill

The existing open area beneath the front canopy will be infilled to create a more enclosed and coherent entrance arrangement.

The existing tiled canopy roof will be retained, meaning that the proposal makes use of the established built form rather than introducing a substantial new projecting roof or extension.

The external brickwork and other materials will be selected to closely match the existing dwelling, ensuring that the infill reads as an integral part of the house.

3.2 Front entrance door

The existing front entrance door will be relocated forward so that it sits within the new front face of the infilled canopy.

This arrangement removes the existing recessed entrance and associated step arrangement beneath the canopy, creating a more direct and accessible approach from the driveway.

The existing style and appearance of the front door will be retained. The intention is therefore not to introduce a visually discordant feature, but to reposition the existing entrance within the altered elevation.



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3.3 Dining room window

The existing ground-floor dining room window to the front elevation will be slightly enlarged.

The window will remain proportionate to the dwelling and will retain a white-framed appearance consistent with the other windows on the property. The enlargement will improve natural daylight to the dining room while maintaining the established fenestration pattern of the house.

The proposed window arrangement has been designed to remain subordinate to the overall front elevation and will not result in an excessive or inappropriate opening within the brick façade.

4. Design and Appearance

The proposal has been designed with regard to the existing character and appearance of the dwelling.

Barnsley Council's House Extensions and Other Domestic Alterations SPD, adopted in March 2024, states that front alterations are particularly important because the front elevation makes a significant contribution to the street scene.

It advises that such works should be of a high standard of design and should not detract from the existing dwelling or character of the street.

The proposed works respond positively to this guidance.

The existing canopy is retained, while the infill will use materials that closely correspond with the existing brickwork. The existing tiled canopy roof is also retained, limiting the visual change to the frontage.

The relocated entrance door will be of the same general design and appearance as the existing door.

Consequently, the proposal will not introduce an unrelated architectural feature.

The enlarged dining room window will similarly use a white-framed design consistent with the existing windows. Its proportions will remain appropriate to the scale and appearance of the dwelling.

Overall, the proposal will provide a coherent and visually integrated alteration to the front elevation.

5. Residential Amenity

The proposal is not considered to result in any significant adverse impact upon the residential amenity of neighbouring properties.

The works are confined to the existing front elevation and canopy area. There is no proposed increase in the height of the dwelling and no significant increase in built footprint beyond the existing canopy structure.

The proposal will therefore have no material effect on neighbouring outlook, daylight or sunlight.

The enlargement of the dining room window is to the front elevation and does not introduce an elevated or unusual overlooking relationship with neighbouring properties.

6. Highway and Parking Considerations

The proposal does not involve the creation of an additional dwelling or any alteration to the existing parking arrangement.

The existing driveway and access to the property will remain unchanged.

The relocation of the front door will not affect the highway or vehicle access arrangements.

The proposal therefore raises no material highway safety concerns.



7. Planning Policy

Barnsley Council's statutory development plan includes the Barnsley Local Plan, which was adopted on 3 January 2019. The Council also uses supplementary planning documents alongside the Local Plan when determining applications.

The following policies are considered particularly relevant.

Policy SD1 – Presumption in Favour of Sustainable Development

The proposal represents a modest alteration to an existing residential property within an established settlement. It makes effective use of the existing dwelling without creating additional development pressure or requiring the development of undeveloped land.

The proposal is therefore consistent with the principles of sustainable development.

Policy GD1 – General Development

Policy GD1 requires development to avoid significant adverse effects upon residential amenity, highway safety and surrounding land uses, while also achieving good quality design in accordance with Policy D1.

The proposal is a small-scale domestic alteration and, as demonstrated above, would not result in significant adverse effects upon neighbouring amenity or highway safety.

Policy D1 – High Quality Design and Placemaking

Policy D1 seeks high-quality design which respects and reinforces local character, including the scale, layout, building style and materials of the surrounding built environment.

The proposed works retain the principal architectural characteristics of the dwelling. The existing canopy roof is retained, the brickwork will match the existing building, and the entrance door and windows will use materials and detailing consistent with the existing house.

The proposal will therefore respect the character and appearance of the existing dwelling and its surroundings.

8. Supplementary Planning Guidance

Barnsley Council adopted its House Extensions and Other Domestic Alterations SPD in March 2024. The document provides specific guidance for alterations and extensions to residential properties.

The SPD identifies the front elevation as particularly important to the character of a dwelling and advises that front alterations should be appropriately designed and should not overwhelm or detract from the existing property.

The proposed scheme is modest in scale and retains the existing canopy roof and general architectural form. The use of matching brickwork and compatible window and door detailing will ensure that the alteration integrates successfully with the existing dwelling.

9. National Planning Policy Framework

The proposal has also been considered against the National Planning Policy Framework (NPPF). The current NPPF places emphasis on achieving well-designed places and development that functions well, is visually attractive and responds appropriately to its context.

The proposal is consistent with these principles through its use of the existing built form, retention of the established roof structure and use of materials and architectural detailing that complement the existing dwelling.



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10. Conclusion

The proposed works at 45 Haverhill Grove, Wombwell comprise a modest alteration to an existing dwelling involving the infilling of the existing front canopy, relocation of the front entrance door to the front face of the property and enlargement of the ground-floor dining room window.

The proposal:

- retains the established character and appearance of the dwelling;
- makes effective use of the existing canopy structure;
- provides a more practical and accessible entrance arrangement;
- improves natural daylight to the dining room;
- uses materials and architectural detailing sympathetic to the existing property;
- does not adversely affect neighbouring residential amenity;
- does not alter the existing highway or parking arrangements; and
- is consistent with the relevant principles of Barnsley Local Plan Policies SD1, GD1 and D1 and the Council's House Extensions and Other Domestic Alterations SPD.

On this basis, the proposed development is considered to represent an appropriate and proportionate alteration to the existing dwelling and is considered acceptable.

