

>TATLOW STANCER ARCHITECTS.

**PLANNING STATEMENT – THE BUNGALOW, 1 GREEN LANE, HOYLAND COMMON,
BARNSELY, S74 0DR**

JUNE 2025

Planning Statement – The Bungalow, 1 Green Lane, Hoyland Common, Barnsley, S74 0DR

This planning application seeks consent for the erection of a single-storey annex ("granny flat") at The Bungalow, 1 Green Lane, Hoyland Common, Barnsley, S74 0DR.

The host property has already been developed in line with planning permission 2022/0738, which approved a series of alterations including the addition of front and rear dormers, porch alterations, and the construction of a detached garage. These elements have since been completed on site and do not form part of this planning submission.

This proposal seeks permission to extend from the existing detached garage to form a linked annex, which will provide ancillary accommodation for a dependent relative. The annex will be physically attached to the existing garage and will retain a strong functional and spatial relationship with the main dwelling. The proposal has been carefully designed to ensure it appears as a domestic outbuilding rather than an independent unit and will share the main access and garden area of the host dwelling.

The annex will be single-storey, modest in scale (under 39sqm),. The design reflects the materials, roof pitch, and character of the existing house and garage, preserving visual consistency across the site.

The development complies with the principles set out in Barnsley's House Extensions and Other Domestic Alterations SPD (2024), which allows for annexes where they:

- Are subservient in scale;
- Do not have independent access or garden space;
- Are used in conjunction with the main dwelling;
- Do not result in overdevelopment of the plot.

The existing garage now serves to facilitate the physical connection between the host dwelling and the annex, overcoming previous concerns raised under application 2024/0468 regarding visual separation and potential perception of a new dwelling.

This submission therefore represents a revised and policy-compliant proposal that responds constructively to previous LPA feedback and reflects the current on-site situation. We trust the application will be viewed positively and look forward to continued engagement.