

# Planning, Design & Access Statement

## **Apollo Town Planning**

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Prepared by  
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Mr and Mrs Harper of 12A Summerford, Ingbirchworth

WH-307-30-PDAS

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## Introduction

1. This planning, Design and Access (P, D & A) statement has been prepared on behalf of Mr and Mrs Harper to identify the context and requirement for development at 12A Summerford, Ingbirchworth.
2. The application is for planning permission pursuant to the Town and Country Planning Act 1990 (as amended). The P, D & A Statement will identify relevant local and national policy in addition to a permitted development fallback position to help justify the principle of the proposal.

## Proposal

3. The application is for a single storey extension to the side and rear of the house and a single storey extension to the side of the existing garage.
4. This site is allocated as 'Urban Fabric' in Barnsley's most recently adopted plan, as Shown on Barnsley's Local Plan Map (adopted in 2019). It is noted that the site is adjacent to the Green Belt, however no part of the proposed development would affect any Green Belt land.

## National Policy and Legislation

5. Section 38 of the Planning and Compulsory Purchase Act (2004)(as amended) and Paragraphs 2 and 47 of the National Planning Policy Framework (NPPF) state that Planning law requires applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
6. Paragraph 7 of NPPF set out the goal to 'contribute to sustainable development'. The definition of sustainability comprises economic, social and environmental objectives as explained in subsequent paragraphs of the framework.
7. Development proposals that accord with an up-to-date development plan should be approved 'without delay' (paragraph 11 c)
8. At section 38 (NPPF) Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range

of planning tools available,... and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

9. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.
10. Planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land (para 117).
11. Effective engagement and cooperation is identified, under paragraph 124 of the NPPF, as a key aspect to achieving sustainable development. Therefore the council should contact the agent as soon as possible if any concerns arise relating to the proposed development.

#### Barnsley Extensions SPD

12. Policy D1 requires that extensions display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details; and Make the best use of high quality materials;
13. The proposed extension will: Be of a scale and design which harmonises with the existing building; Not adversely affect the amenity of neighbouring properties; Maintain the character of the street scene and; Not interfere with highway safety. The proposal hence accords with section 3.1 of the SPD.

#### Permitted Development (fallback position)

14. It is noted that a 4m extension of a similar design could be built under permitted development rights which would provide additional kitchen space. This would represent a strong fallback position and any reason for refusal of planning permission would be extremely difficult to substantiate.

## Amount

15. The proposed extensions are wholly subordinate to the host dwelling and garage in terms of footprint, volume and massing.
16. The site would have ample outdoor amenity space remaining following completion of the proposed development.

## Layout

17. The proposal has been designed so as not to create any increase in the likelihood of overlooking, hence accords with section 7 of the SPD. The rear windows of the proposal would serve a non habitable room therefore no significant overlooking would occur as a result of the proposal. Additionally, the proposed 2m high stone wall surrounding the plot would provide screening and would be similar to a wall that could be built under permitted development.

## Scale

18. The extension would be proportionate to the host dwelling in terms of footprint, volume and height. The scale is therefore considered appropriate.

## Landscaping

19. The rear garden will retain the same character, excluding the new extension. The proposed garage extension will require the installation of a small amount of tarmac to the front of the new garage door to allow for vehicular access. The tree to the front of the proposed garage will also be removed to allow for access to the new garage.
20. It is not considered that any works would detract from the character of the area or would significantly exceed that which could be completed under permitted development rights, as permitted by the General Permitted Development Order 2015 (as amended).

## Access

21. Access to the rear of the proposed will remain available between the proposed garage extension and the house extension. Access to the new garage will be taken from the existing driveway following the installation of small amount of tarmac. The existing turning head is used for parking therefore no loss of parking or access will occur.

#### Use

22. Both of the proposed extensions will extend the respective uses of the residential property hence both will be considered to be non-habitable rooms.

#### Design/appearance

23. The extension is designed to be in keeping with the host property and the character of locality. Its small scale subordinate design would respect the character of the host dwelling and would hence not detract from the character of the wider locality, in accordance with 6.1 of the SPD.