

27th June 2026
Ref 2026/134 CL

Planning Cover Letter –

21 Cubley Rise Road
Penistone
S36 9AX

Erection of single storey rear extension and erection of single storey infill extension.

This Design and Planning Statement has been prepared in support of a householder planning application for the above property.

The application seeks planning permission for the erection of a single storey rear extension together with a single storey infill extension to the rear of the existing garage/ store area.

The proposed development has been designed to provide additional living accommodation for the applicants' growing family whilst remaining proportionate to the existing dwelling and respecting the character of the surrounding residential area.

Whilst it is considered that the scale and footprint of the proposed extensions are broadly comparable with development that could potentially be undertaken using permitted development rights, the applicant has elected to submit a full householder planning application. This approach provides certainty regarding the acceptability of the proposals, particularly given the complexities associated with the existing roof configuration, whilst also allowing a more considered architectural design than would ordinarily be possible under permitted development.

The principal rear extension has been designed to create a larger and more functional family living space with a stronger relationship to the garden. Large sliding doors within an enlarged opening, together with a new external door serving the extension, provide improved access to the rear patio and establish a better connection between the internal accommodation and outdoor space. These alterations respond to the way modern family homes are used whilst remaining modest in scale.

The proposed infill extension to the rear of the existing garage creates a dedicated utility room, freeing up valuable space within the main house and improving the day-to-day functionality of the property. The extension has been designed to infill an existing recess and therefore sits comfortably within the overall form of the dwelling without appearing as a prominent addition.

The external appearance of the development has also been carefully considered. The rear extension is proposed to be finished in render, providing a contemporary yet complementary appearance and avoiding the replication of the existing yellow smooth-faced brickwork, which is limited to the rear of the property and offers little architectural merit. Conversely, the infill extension will be constructed in matching brick as it forms a continuation of the existing rear wall line, ensuring a cohesive and visually balanced appearance.

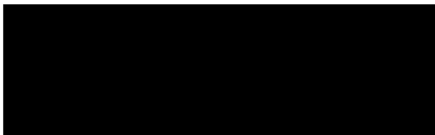
The proposals have been designed in accordance with the principles contained within the Barnsley Residential Design Guide SPD. The extensions remain clearly subordinate to the existing dwelling, are confined to the rear of the property, and preserve the character of both the host dwelling and

the wider street scene. The simple roof forms and modest scale ensure the development integrates naturally with the existing house.

Neighbouring residential amenity has also been carefully considered throughout the design process. Owing to the single storey nature of the proposals, together with the position of the extensions and the carefully considered placement of openings, the development will not result in any unacceptable overlooking, overshadowing or loss of outlook to neighbouring occupiers. Indeed, the scale of the proposals is such that comparable development could reasonably be expected under permitted development rights.

Overall, the proposal represents a sympathetic and well-designed extension that provides valuable additional accommodation whilst respecting the character of the existing dwelling and protecting neighbouring amenity. The development accords with the objectives of the Barnsley Residential Design Guide SPD and relevant local planning policy, and it is therefore respectfully requested that planning permission is granted..

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For & on behalf of Hill Rise Architecture Ltd.

