

Planning Statement

Proposed First Floor Rear Extension

4 Queens Drive, Shafton, Barnsley

1. Introduction

This planning statement supports a householder planning application for a proposed first-floor rear extension at 4 Queens Drive, Shafton, Barnsley. The proposal seeks to extend above an approved single-storey rear extension currently under construction.

2. Site and Surroundings

The site is a residential property within a suburban area characterised by similar two-storey dwellings. Planning permission has previously been granted for a single-storey rear extension, which is currently being implemented.

3. Proposal

The proposal comprises a first-floor rear extension above the approved ground floor footprint. It will match materials, remain subordinate, and integrate with the existing dwelling.

4. Planning Considerations

The design complements the host dwelling and surrounding area. As it is to the rear, it will not impact the street scene. Residential amenity is preserved with no significant overlooking or overshadowing. The approved extension provides a fallback position, with the proposal representing a vertical addition only.

5. Highways and Access

No changes to access or parking are proposed, and there are no highway safety concerns.

6. Planning Policy

The proposal aligns with the National Planning Policy Framework and local policies, promoting good design and protecting residential amenity.

7. Conclusion

The development is a logical extension of an approved scheme, maintaining character and amenity. Planning permission is respectfully requested.