

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Barns Hall Cottage"/>
Address line 1	<input type="text" value="Black Lane"/>
Address line 2	<input type="text" value="Tankersley"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Barnsley"/>
Postcode	<input type="text" value="S74 0DX"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="435556"/>
Northing (y)	<input type="text" value="398793"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Russell"/>
Surname	<input type="text" value="Tranter"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Barns Hall Cottage, Black Lane"/>
Address line 2	<input type="text" value="Tankersley"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Barnsley"/>
Country	<input type="text"/>

2. Applicant Details

Postcode	S74 0DX
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

3. Agent Details

Title	Mr
First name	Jorge
Surname	Hermoso
Company name	
Address line 1	43, Taylor Row
Address line 2	Wath-Upon-Dearne
Address line 3	
Town/city	Rotherham
Country	South Yorkshire
Postcode	S63 6JS
Primary number	07935828111
Secondary number	
Fax number	
Email	fraame.design@gmail.com

4. Description of Proposed Works

Please describe the proposed works:

Part conversion of detached garage to bedroom and wetroom, erection of timber Carport on existing driveway & addition of balconies to FF bedrooms.

Has the work already been started without consent? ☐ Yes ☒ No

5. Materials

Does the proposed development require any materials to be used? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material):

Doors	
Description of existing materials and finishes (optional):	Aluminium Garage Doors
Description of proposed materials and finishes:	Aluminium Bi-fold Doors

5. Materials

Other type of material (e.g. guttering) Carport & Balconies	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Carport - Treated Timber Balconies - Powder Coated Steel

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

19021_01Site Location and Site Plan
19021_02 Garage - Existing Plans and Elevations
19021_03 Garage - Proposed Plans and Elevations
19021_04 Garage - Proposed Ground Floor Plan
19021_05 House - Existing and Proposed Elevations
Planning Statement

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements? ☒ Yes ☐ No

If Yes, please describe:

The new carport will allow two cars to be parked under cover, retaining the current number of car parking spaces.

9. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
- ☒ The applicant
- ☐ Other person

10. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Mr

10. Pre-application Advice

First name	Rob
Surname	Tollyfield
Reference	2019/ENQ/00428

Date (Must be pre-application submission)

12/06/2019

Details of the pre-application advice received

Based upon the information you submitted, planning permission is required for the following reason:-

· Permitted Development rights have been removed from your property by a previous planning application – Ref. B/88/0129/WO (Conversion of redundant farm buildings into four dwellings)

I would also confirm that based upon the information submitted the works will require approval under Building Regulations. The Building Control Service can be contacted on (01226) 772678.

The part conversion of the garage to provide living accommodation may be acceptable however; external alterations, other than what is necessary for conversion, would not be acceptable (i.e. no extensions or increasing of the roof height). Given the significant separation distance between the house and the garage, I would suggest that the proposed conversion contains no more than the bedroom/wetroom indicated in the enquiry form. Any more than this would raise concerns that the converted garage could be used as an independent dwelling, which would be unacceptable.

A planning statement outlining the requirement for the conversion should also be submitted as supporting information alongside a planning application.

11. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

12. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☒ The applicant
☐ The agent

Title	Mr
First name	Russell
Surname	Tranter
Declaration date (DD/MM/YYYY)	14/07/2019

☒ Declaration made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

14/07/2019