

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	
Suffix	
Property name	Highfield House
Address line 1	Old Mill Lane
Address line 2	Thurgoland
Address line 3	
Town/city	Barnsley
Postcode	S35 7EG

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

Easting (x)	428446
Northing (y)	399961

Description

2. Applicant Details

Title	Mrs
First name	Carol
Surname	Hodgson
Company name	Philip Hodgson Fine Joinery
Address line 1	91 Loxley New Road
Address line 2	
Address line 3	
Town/city	Sheffield
Country	UK

2. Applicant Details

Postcode

S6 4NF

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mrs

First name

Carol

Surname

Hodgson

Company name

Address line 1

91 Loxley New Road

Address line 2

Address line 3

Town/city

Sheffield

Country

Postcode

S6 4NF

Primary number

Secondary number

Fax number

Email

4. Description of Proposed Works

Please describe the proposed works:

Replacement of the existing single storey garden room. To replace the existing garden room, from Utile, a premium hardwood and glass, achieving a u value of 1.1, improving and providing excellent thermal qualities.

Care has been taken over the consideration of proposed materials to match those of the existing building. Materials will be sourced to match existing. The garden room will not be a dominant feature of the property, the style will be in keeping with the property.

The proposal submitted is considered an improvement to the property, bringing it up to date, providing an area that can be used all year round, together with a design that allows for easy maintenance of the garden room and host dwelling in the future.

Thought has been applied to ensure the proposal is similar to other developments in the area, sympathetic to both the existing building and neighbouring properties and is of a scale and appearance that suits its location, setting and use.

Care has been taken to ensure the garden room is sized and located to fall in line with the existing building and neighbouring developments and so as to not to appear negatively from the road or neighbouring properties.

All materials have been specified to meet the requirements of their use, meet the requirements of the Building regulations approved documents and match the materials of the existing building where possible in order to allow as minimal visual impact on the building frontage as possible.

Has the work already been started without consent?

☐ Yes ☒ No

5. Materials

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

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

Walls	
Description of existing materials and finishes (optional):	Stone
Description of proposed materials and finishes:	Stone, sourced to match existing

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Slate/lead to match existing

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

08/20 Proposed 09/20 Existing

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

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:

10. Pre-application Advice

Title	Planning Officer
First name	
Surname	
Reference	

Date (Must be pre-application submission)

01/03/2020

Details of the pre-application advice received

We had a telephone conversation with Planning & Development Control, at the beginning of March, 2020, as we were visiting the Owners at that time. We were informed Planning Permission had previously been granted for the existing Garden Room, this was to be a replacement, of a similar size and footprint. Materials to match the existing and surrounding area. The location of the property was checked and the previous records re Planning. It was not seen to be a problem and we were advised to submit a Planning Application in order to proceed.

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	
First name	Carol
Surname	Hodgson
Declaration date (DD/MM/YYYY)	05/11/2020

☒ 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) 05/11/2020