



Notice of Prior Approval Determination

TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 SCHEDULE 2, PART 1, CLASS A LARGER HOME EXTENSION

Correspondence Address:

7 Beaumont Road
Kexbrough
Barnsley
S75 5JL

Decision Date:

15/02/2021

APPLICATION NO: 2021/0020

DESCRIPTION: Erection of single storey rear extension projecting out 8m from original dwelling, with a height to eaves of 4m and an overall height of 4m (Prior Notification Householder)

LOCATION: 7 Beaumont Road, Kexbrough, Barnsley, S75 5JL

APPLICANT: Mr Jonathan Dunne

We hereby advise you that prior approval is required, and it is the decision of the Local Planning Authority to **refuse** to approve the submitted details of the scheme for the following reason:

- 1 Prior approval is required as an objection has been received to the scheme and, in the opinion of the Local Planning Authority, the application is accompanied by insufficient information to establish whether the proposed development complies with the conditions, limitations and restrictions applicable to development permitted by Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 1, Part 1 'Development within the curtilage of a dwellinghouse' which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g) owing to the lack of information on levels in relation to neighbouring gardens and positioning of windows which could result in overshadowing and overlooking to neighbouring dwellings contrary to Local Plan policy GD1 General development and the House Extensions and Other Alterations SPD.

Signed

Dated 15/02/2021

Joe Jenkinson
Head of Planning and Building Control