



Planning and Building Control
Economic Regeneration - Place Directorate
 Barnsley Metropolitan Borough Council, PO Box 634, Barnsley, S70 9GG
DevelopmentManagement@barnsley.gov.uk
www.barnsley.gov.uk/services/planning-and-buildings

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)	Northing (y)
<input style="width: 95%;" type="text" value="423495"/>	<input style="width: 95%;" type="text" value="403540"/>

Description

Applicant Details

Name/Company

Title

mr

First name

Andy

Surname

Platt

Company Name

Address

Address line 1

Weaver's Bank, 9, Tenter Hill

Address line 2

Thurlstone

Address line 3

Town/City

SHEFFIELD

County

Country

United Kingdom

Postcode

S36 9RG

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

The work is an outbuilding which will form a garden room. It will be behind and to the side of the property in the far corner of the garden. It will be 2.5m by 3.0m in width and length and height of 2.2m max (The roof will be a sloping one rather than an apex). It will be clad in timber.

Please note: In the application I am asked if it will be visible from the road - I have answered yes to this as a precaution. There is a small gap between the end of our property and a property on Manchester Road and the top of the garden room may peep through this gap slightly when the leaves are off the trees. However the garden room is around 35 metres from the kerb and when leaves are on the trees, I am pretty sure it will not be visible at all. I have attached a photo which demonstrates the winter view.

Has the work already been started without consent?

- Yes
 No

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)

Type:

Walls

Existing materials and finishes:

Existing property is a stone build with timber windows and doors. Doors and windows are either treated or painted in subtle shades.

Proposed materials and finishes:

The walls on the garden room will be made of pressure treated ship lap timber. Ideally I would like them finished in muted pastel paint - we are aware of our responsibilities and the historic significance of the area and would ensure that the finish is entirely in keeping with this. If this is not acceptable, the walls will be simply be finished in a protective natural colour treatment.

Type:

Roof

Existing materials and finishes:

Stone slates on the original roof and on the rear facing extension, we were granted permission for concrete slates which mimic the existing ones.

Proposed materials and finishes:

The roof will be corrugated Onduline (bitumen-saturated organic fibres) with a fringe (front, rear and sides) of powder coated steel in dark grey. Given the backward facing roof, the fringe will conceal the corrugations from view.

Type:

Windows

Existing materials and finishes:

Painted, double-glazed timber.

Proposed materials and finishes:

Timber - painted in subtle pastel shade if permissible. Otherwise natural wood treatment.

Type:

Doors

Existing materials and finishes:

Painted timber.

Proposed materials and finishes:

Double glazed double door either in painted subtle shade or if not permissible, a natural timber treatment.

Type:

Other

Other (please specify):

Guttering

Existing materials and finishes:

Steel at the front and black plastic on the extension.

Proposed materials and finishes:

Black plastic

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes

No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes

No

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

Parking

Will the proposed works affect existing car parking arrangements?

Yes

No

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

2022-ENQ-00519

Date (must be pre-application submission)

27/11/2022

Details of the pre-application advice received

Robert consulted with the conservation officer. The feed back was that I would need planning permission but would not require Listed Buildings permission. There were no negative comments from the conservation officer. The conservation officer felt the plans may be acceptable based on the size of the garden room as outlined in the pre-application (I have stuck to those sizes with this application) and its appearance. .

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.

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?

- Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

Yes

No

Certificate Of Ownership - Certificate A

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

Andy

Surname

Platt

Declaration Date

17/12/2022

Declaration made

Declaration

I / We hereby apply for Householder planning permission as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Andy Platt

Date

17/12/2022