



## Notice of Prior Approval Determination

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

**Correspondence Address:**

1 Saville Street  
Cudworth  
Barnsley  
S72 8LT

**Decision Date: 06.05.2026**

**APPLICATION NO:** 2026/0241

**DESCRIPTION:** Single storey rear extension with a flat parapet roof projecting out 4.00m from the rear of the dwelling with an eaves height of 3.00m and a maximum height of 3.50m (Prior Notification Householder)

**LOCATION:** 1 Hallcroft Gardens, Great Houghton, Barnsley, S72 0BH

**APPLICANT/AGENT:** JRB Designs Ltd

Prior approval is hereby **given** for the development described above subject to the following standard conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
**Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.**
- 2 The development hereby approved shall be carried out strictly in accordance with plan Site Plans MMT001 Drawing No. 001, the application form and guidance outlined in The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A .  
**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making and The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A**
- 3 The external materials shall match those used in the existing building.  
**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.**

Additional information:

- 1 For clarification, the eaves height of the roof is considered as the top surface of the flat roof,
- 2 excluding the parapet.

"The height of the eaves will be measured from the ground level at the base of the external wall of the extension to the point where the external wall would meet (if projected upwards) the upper surface of the roof slope. Parapet walls and overhanging parts of eaves should not be included in any calculation of eaves height." Pages 10/11 of Permitted development rights for householders Technical Guidance -

[https://assets.publishing.service.gov.uk/media/5d77afc8e5274a27cdb2c9e9/190910\\_Tech\\_Guide\\_for\\_publishing.pdf](https://assets.publishing.service.gov.uk/media/5d77afc8e5274a27cdb2c9e9/190910_Tech_Guide_for_publishing.pdf)

The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

Signed:

Dated: 6 May 2026

A handwritten signature in black ink, consisting of a stylized, cursive script that is difficult to decipher, followed by a horizontal line extending to the right.

**Garry Hildersley**

Head of Planning, Policy & Building Control  
Growth & Sustainability Directorate