

# EVIDENCE STATEMENT

Ref 2023/0067

4 New Street, Royston, Barnsley, S71 4RB

## Two storey rear extension to dwelling (Lawful development certificate for an existing form of development)

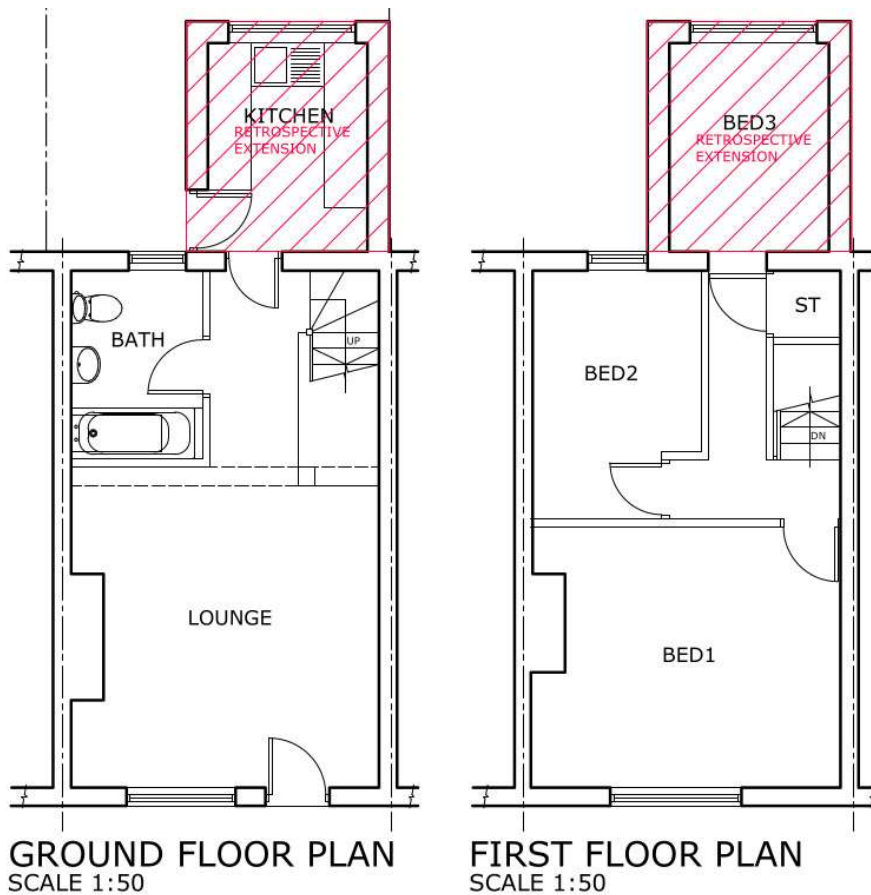
This document has been written in support of the above Lawful development Certificate by NYP Architectural Services Limited for an existing 2 storey rear extension to a terrace house located on 4 New Street, Royston, Barnsley, S71-4RB.

The applicant purchased 4 New Street on 12-04-2002, which is a mid terrace house type property comprising of :-

**Ground Floor : Lounge , Bathroom , Staircase & Kitchen (located in extension).**

**First Floor : 3no Bedrooms (1no located in extension)**

Refer to floor plans below :-



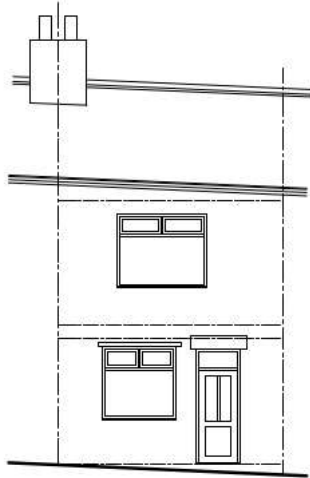
At the time of purchase the solicitors never picked up the 2 storey extension had been built with no planning approval.

The applicant is now seeking a lawful development certificate for the 2 storey extension to minimise future issues should he sell it in the future.

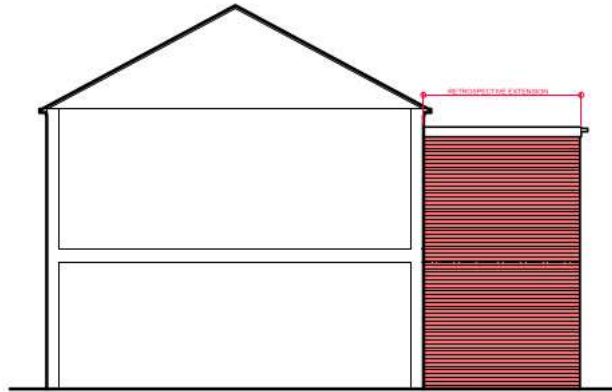
The Terrace house has brickwork walls and blue slate probably built in the early 1900's, it is thought the extension was added the property in the early to late 1990's, evidence of the extension can be seen from google earth imagery as below dated December 1999, the site is highlighted pink & extension show in red.



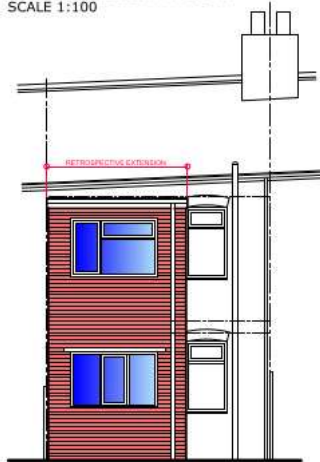
The 2 storey extension comprised of brickwork walls, felted flat roof & upvc doors & windows, see elevation below :-



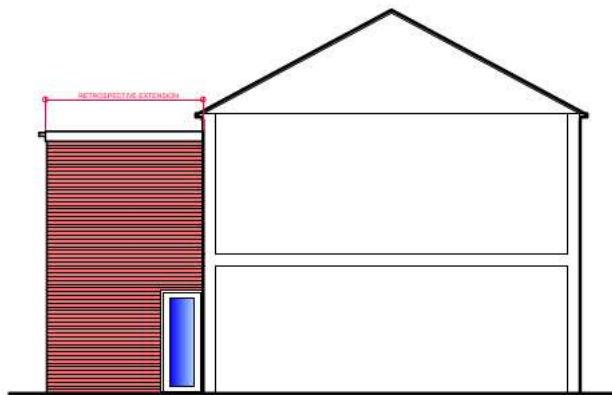
**FRONT ELEVATION**  
SCALE 1:100



**SIDE ELEVATION 1**  
SCALE 1:100



**REAR ELEVATION**  
SCALE 1:100



**SIDE ELEVATION 2**  
SCALE 1:100