Application Reference: 2026/0787

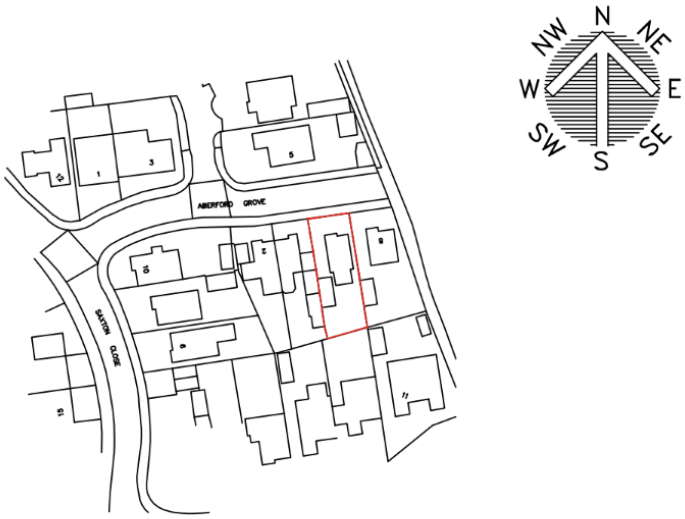
Site Address: 6 Aberford Grove, Elsecar, Barnsley, S74 8BE

Introduction:

This application seeks approval for a Lawful Development Certificate for the proposed erection of a single storey side extension.

Relevant Site Characteristics:

The application relates to a two-storey detached house within the Elsecar area. The surrounding area has a mixture of house types which are predominantly constructed from either red or light brown brickwork. The property is constructed from light brown brickwork and features a gable roof form. A driveway is located to the west of the dwelling, providing access to a flat roofed detached garage located to the rear of the dwelling. The driveway is estimated to accommodate parking provision for two vehicles. A conservatory is attached to the rear of the property. A small, gravelled area is located to the front of the property and a modest garden is located at the rear. Fencing is located on the boundaries with the adjacent properties.



LOCATION PLAN
SCALE 1:1250

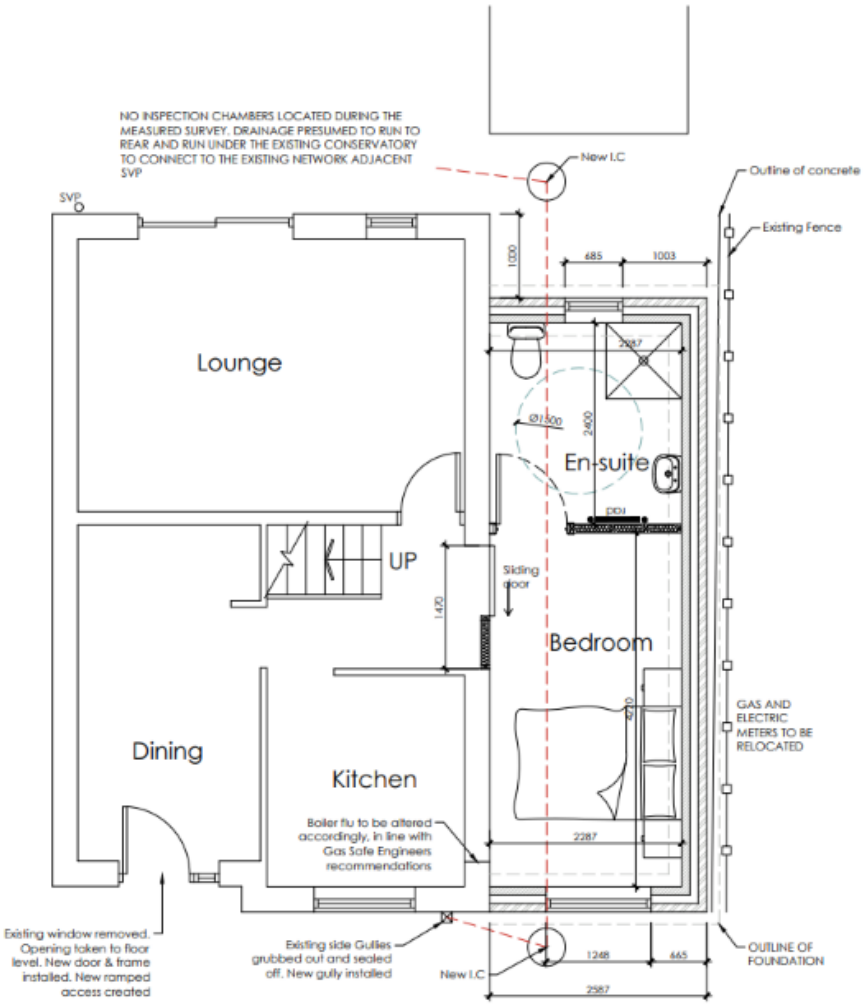
Relevant Site History:

Application Reference	Description	Status
B/80/2040/WW	Outline for residential development	Historic
B/83/0434/WW	Erection of 31 dwellings	Historic

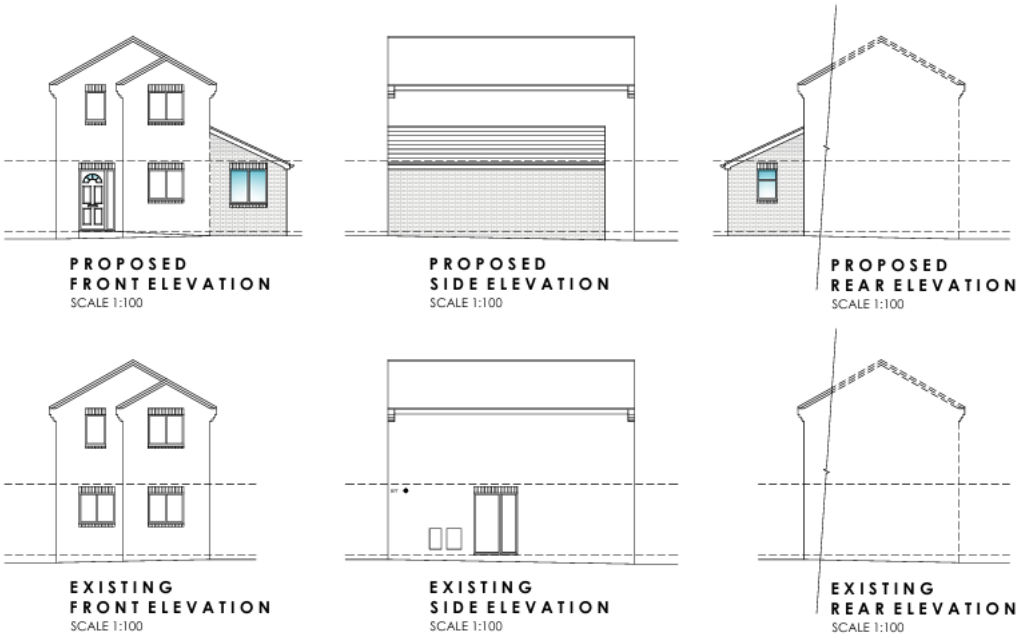
Detailed Description of Proposed Works:

The applicant has submitted an application for a Lawful Development Certificate for the erection of a single storey side extension to the west of the dwelling. The extension would have an approximate sidewards projection of 2.59 metres and an approximate length of 7.3 metres. The proposed extension would have a lean-to roof, with an approximate eaves height of 2.25 metres and an approximate roof ridge height of 3.70 metres. The existing main access to the property (located on the west-facing side elevation) would be relocated to the front elevation of the property, replacing the existing dining room window. The proposed extension would include the installation of two windows, one at the front and one at the rear of the extension, servicing a new bedroom and en-suite bathroom respectively. Matching brickwork is proposed.

The applicant has submitted the following plans in support of the application:



PROPOSED FIRST FLOOR PLAN
SCALE 1:50



Relevant Legislation:

Section 192(1) the Town and Country Planning Act 1990 states that if any person wishes to ascertain whether any operations proposed to be carried out in, on, over or under land, would be lawful, they may make an application for the purpose to the Local Planning Authority describing the use or operations in question. Section 192(2) then provides that if, on an application under this section, the local planning authority are provided with information satisfying them that the use or operations described in the application would be lawful if instituted or begun at the time of the application, they shall issue a certificate to that effect; and in any other case shall refuse the application.

For a lawful development certificate to be issued for the enlargement, improvement or other alteration of a dwellinghouse, it must meet the criteria set out in The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A, as detailed below.

Purely internal alterations are lawful pursuant to section 55(2)(a) of the Town and Country Planning Act 1990.

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Schedule 2, Part 1, Class A

Permitted Development

A. The enlargement, improvement or other alteration of a dwellinghouse.

Development not permitted

A.1 Development is not permitted by Class A if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

(e) the enlarged part of the dwellinghouse would extend beyond a wall which—

(i) forms the principal elevation of the original dwellinghouse; or

(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

(g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

(h) the enlarged part of the dwellinghouse would have more than a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;

(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—

(i) exceed 4 metres in height,

(ii) have more than a single storey, or

(iii) have a width greater than half the width of the original dwellinghouse;

(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);

(k) it would consist of or include—

(i) the construction or provision of a verandah, balcony or raised platform,

(ii) the installation, alteration or replacement of a microwave antenna,

(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(iv) an alteration to any part of the roof of the dwellinghouse; or

(l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—

(a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;

(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or

(c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse;

(d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).

Conditions

A.3 Development is permitted by Class A subject to the following conditions—

(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and

(c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

Consultations:

Consultations were not required for this application.

Representations:

No neighbours were consulted for this application.

Supporting Information:

In addition to the application form, the following plan was submitted in support of this application: 26-110-01C Plans and Elevations

Principle of Development:

The site falls within Urban Fabric. General Permitted Development Rights were not removed from the dwelling through any conditions of the recorded planning applications relating to the address, which all correspond to the development of the whole estate. Therefore, the application address benefits from the provision of the General Permitted Development Rights, as detailed above.

Planning Assessment:

There are no planning conditions removing General Permitted Development Rights on this property. The proposed single-storey side extension and alterations to the exterior of the dwelling, consisting of the replacement of a window on the front elevation with a front door, are therefore allowed without planning consent provided that they meet the criteria set out in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015. Having checked the specifications of the proposal against this legislation, the proposed extension and alteration to the dwelling would comply with the requirements necessary to be considered permitted development. Therefore, the Lawful Development Certificate may be issued.

RECOMMENDATION: Approve subject to conditions

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

No amendments were required during the consideration of the application.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.