



Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

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.

1. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Keith"/>	Surname:	<input type="text" value="Fisher"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="85"/>				
	<input type="text" value="Lindhurst Road"/>			Telephone number:	<input type="text"/>
	<input type="text" value="Athersley North"/>			Mobile number:	<input type="text"/>
Town/City:	<input type="text" value="BARNSELY"/>			Fax number:	<input type="text"/>
Country:	<input type="text"/>				
Postcode:	<input type="text" value="S71 3DE"/>			Email address:	<input type="text"/>
Are you an agent acting on behalf of the applicant?				<input type="radio"/> Yes	<input checked="" type="radio"/> No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of Proposed Works

Please describe the proposed works:

The construction of a front elevation single storey porch to include a GF WC for the use of my disabled wife and the construction of a detached garage with integral caravan porch to the garden of the property at the rear boundary, the garage having the facility for a first floor storage area access via internal staircase.

Has the work already been started without planning permission? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

5. 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

6. 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: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Hello Mr Fisher,
I can inform you that we take the opinion that your proposal for a porch would in fact be viewed as a front extension. An enlargement such as this would therefore require planning permission and building regulatory consent.

With regard to the overall design and layout of the front extension you propose, I can advise you that it looks satisfactory in principle. This is because modest front extensions affixed to semi-detached properties are in certain circumstances acceptable when the extension in question complements the original house and does not adversely affect any adjacent property or the street scene. Having viewed the street scene in conjunction with the pre-application you submitted, it is apparent that the proposed front extension endeavours to fit in with both the detailing of your dwelling and others on Lindhurst Rd. in shape and form.

With regard to your second proposal, a detached double-garage, I can tell you that due to the height of the eaves and roof ridge being over the 2.5m and 4m cut off points for permitted development [relating to outbuildings within 2m of a boundary], that such a prospective development would require planning permission. With regard to the design and layout of the development you propose in this enquiry [2016/ENQ/00369], I would point you to Barnsley MBC's Supplementary Planning Document – House Extensions and in particular I would draw your attention to the article on pg. 18 relating to 'Outbuildings and Annexes' as this can inform you of the context by which your application will be reviewed under residential and visual amenity. For your benefit, I will include the main extract for you here: 'Detached garages should relate sympathetically to the main dwelling in style, proportions and external finishes. Detached garages should be single storey structures and the eaves height should not normally exceed 2.5m from ground level. It is not considered appropriate for detached garages to include dormer windows as a way of accommodating rooms in the roof space but in some circumstances [e.g. where the garage is set within a large curtilage] it may be possible to utilise the roof space for ancillary accommodation/storage but not as an annex/granny annex. Where the privacy of neighbouring residents would not be compromised it may therefore be possible to install roof lights.'

6. Pre-application Advice

Please note that the views expressed in this email are the informal opinions of officers based on the information available at present. They are not binding on the council, who will determine your planning application.

Regards,

Richard Gilbert

Planning Assistant

Development Management

Barnsley Metropolitan Borough Council

Telephone: 01226 772108

Email: richardgilbert@barnsley.gov.uk

Mail: Development Management, PO Box 604, Barnsley, S70 9FE

7. Trees and Hedges

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

Yes No

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

Yes No

8. Parking

Will the proposed works affect existing car parking arrangements?

Yes No

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

10. 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? (Please select only one)

The agent The applicant Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

11. Materials

Doors - description:

Description of *existing* materials and finishes:

upvc door

Description of *proposed* materials and finishes:

upvc door

Roof - description:

Description of *existing* materials and finishes:

concrete/tile

Description of *proposed* materials and finishes:

tile to be of similar style and appearance to be in keeping with the existing

Vehicle Access - description:

Description of *existing* materials and finishes:

lawn to rear with reinforcement for vehicular traffic

Description of *proposed* materials and finishes:

lawn to rear with reinforcement for vehicular traffic

Walls - description:

Description of *existing* materials and finishes:

Imperial brick externally

Description of *proposed* materials and finishes:

brick externally to be a similar match

Windows - description:

Description of *existing* materials and finishes:

upvc double glazed

Description of *proposed* materials and finishes:

upvc double glazed

OTHER - description:

Type of other material:

Guttering

Description of *existing* materials and finishes:

UPVc

Description of *proposed* materials and finishes:

UPVC

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Lindhurst Planning;
Lindhurst Bldg Regs
Lindhurst Site layout

12. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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 (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title:

First name:

Surname:

Person role:

Declaration date:

Declaration made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the 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 opinions of the person(s) giving them.



Date

14/06/2016