



TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2020/0288

To Paul Matthews Architectural
Malkin Farm
Brown Lane
Holmfirth
HO9 2RJ

DESCRIPTION Certificate of lawfulness for proposed works to dwelling

LOCATION Harden Lodge, Dunford Road, Harden, Barnsley, HD9 2RZ shown edged red on the attached plan.

Barnsley Metropolitan Borough Council certifies that the proposed use/development of the above land for the Certificate of lawfulness for proposed works to dwelling is **not lawful**.

- 1 Barnsley Metropolitan Borough Council certifies that the proposed development of the erection of a single storey extension and proposed garage conversion does not constitute Permitted Development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and is not lawful.

'Permitted development rights for householders - Technical Guidance', a supplementary document to the General Permitted Development Order states that where a new extension is joined to an existing extension, under paragraph (ja), the limits in (f) or (g) apply to the size of the total enlargement (being the proposed enlargement together with the existing enlargement). The Local Planning Authority therefore considers that total enlarged part of the dwellinghouse would have a single storey and would:-

(f) Extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse.

(g) Extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse.

Signed

Dated 26 May 2020

Joe Jenkinson
Head of Planning and Building Control

Please be aware that the Council monitors construction sites and open land within the vicinity such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- a fine of up to £50,000 and
- up to six months imprisonment on conviction