



ELG Planning

[REDACTED]
Gateway House, 55 Coniscliffe Road,
Darlington, Co. Durham, DL3 7EH

Barnsley Metropolitan Borough Council,
Westgate Plaza One
1 Westgate
Barnsley
S70 2DR

2 October 2026

Dear Sir/Madam,

RE: THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015. APPLICATION UNDER SCHEDULE 2, PART 1, CLASS AA – ENLARGEMENT OF A DWELLINGHOUSE BY CONSTRUCTION OF ADDITIONAL STOREY AT 5 DARK LANE, BARNSELEY, S70 6RE.

Please find enclosed an application for the above development, which has been submitted on behalf of Mr and Mrs Young (Applicant). The application comprises:

- Completed Application Form;
 - 2528_0111 - Site Location and Block Plan;
 - 2528_0112 – Existing Site Plan;
 - 2528_0113 – Proposed Site Plan;
 - 2528_0200 – Existing Floor Plan;
 - 2528_0511 - Proposed Floor Plan;
 - 2528_0300A - Existing Elevations; and
 - 2528_0611 – Proposed elevations.
- [REDACTED]



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Site Location and Proposed Development

The application site consists of a bungalow located within a predominantly residential area. It is proposed to extend the property by constructing an additional storey.



Above: Aerial Image of Site and Surrounding Area. Approximate site area highlighted with red line.

Overview

The main purpose of the application is to seek formal confirmation from the Local Planning Authority (LPA) that the proposed works are able to benefit from permitted development rights and do not require planning permission.

General Permitted Development Order (GPDO)

The Town and Country (General Permitted Development) (England) Order 2015 (as amended) (The 'GPDO') sets out forms of development that can be carried out without the need for planning permission.

Class AA (Enlargement of a dwellinghouse by construction of additional storeys), Part 1, Schedule 2 of the GPDO is applicable to the proposed development.

GPDO Assessment

Prior to the submission of this application, we undertook a detailed review of the proposed development against the GPDO criteria. This has been set out below.

The GPDO states that the following works are permitted development (i.e. do not require planning permission).

“The enlargement of a dwellinghouse consisting of the construction of—

- (a) up to two additional storeys, where the existing dwellinghouse consists of two or more storeys; or***
(b) one additional storey, where the existing dwellinghouse consists of one storey, immediately above the topmost storey of the dwellinghouse, together with any engineering operations reasonably necessary for the purpose of that construction.”

The development relates to a single storey extension to a residential bungalow, so criterion (b) is complied with.

The permitted development rights go on to set out several scenarios where development is not permitted. These have been considered in turn below (extracts from GDPO in bold italics):

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

There has not been a permission under class G, M, MA, N, O, P, PA or Q for the dwelling.

***“(b) the dwellinghouse is located on—
(i) article 2(3) land; or
(ii) a site of special scientific interest;”***

The dwelling is not located on article 2(3) land or on an SSSI.

“(c) the dwellinghouse was constructed before 1st July 1948 or after 28th October 2018;”

The dwelling was constructed in 1951.

“(d) the existing dwellinghouse has been enlarged by the addition of one or more storeys above the original dwellinghouse, whether in reliance on the permission granted by Class AA or otherwise;”

The dwelling has not previously been extended upwards from the original dwellinghouse.

“(e) following the development the height of the highest part of the roof of the dwellinghouse would exceed 18 metres;”

The extension would not result in the height of the dwelling being over 18 metres.

“(f) following the development the height of the highest part of the roof of the dwellinghouse would exceed the height of the highest part of the roof of the existing dwellinghouse by more than—

- (i) 3.5 metres, where the existing dwellinghouse consists of one storey; or***
(ii) 7 metres, where the existing dwellinghouse consists of more than one storey;”



The height of the highest part of the roof will be under 3.5 metres from the highest part of the roof of the existing dwelling.

“(g) the dwellinghouse is not detached and following the development the height of the highest part of its roof would exceed by more than 3.5 metres—

- (i) in the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall); or***
- (ii) in the case of a terrace house, the height of the highest part of the roof of every other building in the row in which it is situated;”***

The dwellinghouse is detached.

“(h) the floor to ceiling height of any additional storey, measured internally, would exceed the lower of—

- (i) 3 metres; or***
- (ii) the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse;”***

The floor to ceiling height will be below the lesser of 3 metres or the internal measurement of the existing storey.

“(i) any additional storey is constructed other than on the principal part of the dwellinghouse;”

The additional storey will be constructed on the principal part of the dwellinghouse.

“(j) the development would include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development; or”

There would be no visible support structures attached to the building's exterior.

“(k) the development would include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations.”

The extension will not require any additional engineering operations beyond those permitted.

Conditions

The permitted development rights also set out several conditions which also need to be followed in order for development to be permitted. We would comment on these as follows (extracts from GPDO in bold italics):

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



The materials used for the development will be similar to that used on the rest of the dwelling.

“(b) the development must not include a window in any wall or roof slope forming a side elevation of the dwelling house;

There will be no windows included in the side elevations of the development.

“(c) the roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse; and

The roof pitch will be the same as existing.

“(d) following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.”

The dwellinghouse will continue to be used as a dwellinghouse.

Prior Notification

The development is permitted development, subject to this prior notification application. As part of this application, the LPA can consider:

- ***impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light;***
- ***the external appearance of the dwellinghouse, including the design and architectural features of—***
 - ***the principal elevation of the dwellinghouse, and***
 - ***any side elevation of the dwellinghouse that fronts a highway;***
- ***air traffic and defence asset impacts of the development; and***
- ***whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012 issued by the Secretary of State.***

In this instance there is no concern in respect of air traffic and defence assets impacts, and there are no relevant Protected Vistas.

In terms of the impact on the amenity of adjoining premises, the LPA will be able to conclude that the proposal would not result in significant adverse effects on the living conditions and residential amenity of existing residents, which is the test set out in policy GD1 of the Barnsley Local Plan (and expanded upon in the Residential Amenity and the Siting of Buildings Supplementary Planning Document.



This conclusion is based on the existing dwelling being detached, with the dwellings to the north and south being of a greater scale and set within generous plot. As the upward extension simply replicates the footprint of the 'principal part' of the dwelling it will not result in the dwelling being any closer to the neighbouring properties. As the upper parts of the side extensions will not include windows, there is also no harm caused in respect of overlooking/loss of privacy.

The orientation of the dwellings (the subject and neighbouring properties) and their staggered siting will also avoid any harm in terms of overshadowing. This is further supported by the separation distances between the detached properties.

Overall, it can be clearly concluded that there will be no harm to the amenity of any adjoining premises.

Finally, in respect of the external appearance of the dwellinghouse, including the design and architectural features of the principal (i.e. front) elevation of the dwellinghouse, the submitted planning drawings clearly show that the design is entirely appropriate. It simply replicates the materials, proportions and fenestration that is found in the existing dwelling house.

Therefore, the proposed external appearance is entirely appropriate.

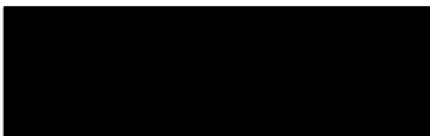
Conclusion

Based on the above review, it can be confirmed that the proposed works are able to benefit from the permitted development rights, and therefore planning permission is not required.

We would therefore be grateful if this application could be approved without delay.

We trust that the information allows the application to be validated and progressed through a positive decision. Please do not hesitate to contact me should you have any queries

Yours faithfully,



Lily Rankine
Graduate Planner

