BARNSLEY
Metropolitan Borough Council

Planning and Building Control
Economic Regeneration - Place Directorate
Barnsley Metropolitan Borough Council, PO Box 634, Barnsley, S70 9GG
DevelopmentManagement@barnsley.gov.uk
www.barnsley.gov.uk/services/planning-and-buildings

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 11

Suffix:

Property Name:

Address Line 1: Wharncliffe Close

Address Line 2: Hoyland

Address Line 3: Barnsley

Town/city: Barnsley

Postcode: S74 0HP

Description of site location must be completed if postcode is not known:

Easting (x): 436969

Northing (y): 399908

Description:

Applicant Details

Name/Company

Title

Mr

First name

Thomas

Surname

Swallow

Company Name

Address

Address line 1

11 Wharncliffe Close

Address line 2

Hoyland

Address line 3

Town/City

Barnsley

County

Country

United Kingdom

Postcode

S74 0HP

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposed works

Rear extension (permitted development), garage extension and loft conversion

Has the work already been started without consent?

◯ Yes
⊘ No

Materials

Does the proposed development require any materials to be used externally?

⊘ Yes
◯ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Walls

Existing materials and finishes:
Reconstituted Walling Stone

Proposed materials and finishes:
Reconstituted Walling Stone

Type:
Roof

Existing materials and finishes:
Grey Concrete Interlocking Roof Tiles

Proposed materials and finishes:
Grey Concrete Interlocking Roof Tiles

Type:
Other

Other (please specify):
Rear dormer cladding

Existing materials and finishes:
None

Proposed materials and finishes:
Grey cladding to match roof tile colour

Type:
Other

Other (please specify):
Front Dormers

Existing materials and finishes:
None

Proposed materials and finishes:
Hung tiles to match roof tiles

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Material and Characterisation Statement

Trees and Hedges

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

- [ ] Yes
- [x] No

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

◯ Yes
⊘ No

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

Parking

Will the proposed works affect existing car parking arrangements?

◯ Yes
⊘ No

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?

◯ The agent
⊘ The applicant
◯ Other person

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

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

14/11/2022

Details of the pre-application advice received

1. Advice - The front dormers still look to dominate the front roof slope in terms of width and overall size. I appreciate that there are other flat roof dormers nearby but we only really try and support pitched roofed dormers on the front as they look better and have much less of a horizontal emphasis. Would you really be struggling for space if you reduced them to 2 x pitched roof dormers on the front? The SPD (see attached for specific guidance for dormers) also expects dormers on front to be tiles to match the existing. I would suggest removing the section of the front dormer shown on my screenshot below.

1. Response - I have reconfigured the first floor layout and just got it to work with 2 pitched roof dormers to the front with areas removed as suggested. This does make it really tight in 2 of the bedrooms so there wouldn't be anyway of moving or reducing these further. I have updated the finishes so its in line with the SPD.

2. Advice - The rear extension looks to be permitted development if it was reduced to 3m in height. Currently, the height of 3.3m creates a bit of a disjointed gap between the flat roof and the existing pitch of the bungalow. Again, if this is reduced to 3m, it would be PD and would look a lot better from the street anyway.

2. Response - I have reduced this on the attached plans and raised the external ground level unto the front door to get rid of the steps. Although it wasn't clear on my previous plans the raised bit was a small 300mm parapet to cloak the roof lantern. When I checked the PD doc it said that parapets weren't included in the 3000mm height restriction. If this is correct and your ok with it, I might look to reintroduce a minimal parapet?

3. Advice - The rear dormer looks to be PD subject to the external materials having a similar appearance to the existing. The cladding would probably be OK if it looks similar to the existing tiles.

3. Response - Updated description to reflect this

Conclusion - Yes I think these look OK now, cheers for working with us on that.

Are you going ahead with a full app now? You'd need to submit a householder app which has a fee of £206 and typically takes 6-8 weeks for a decision to be made. Do you know what to do with submission? I can provide further info you need it.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] No

Certificate Of Ownership - Certificate A

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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

Thomas

Surname

Swallow

Declaration Date

04/03/2023

- [x] Declaration made

Declaration

I / We hereby apply for Householder planning permission as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Thomas Swallow

Date

05/03/2023