



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 A – REAR EXTENSION OF A DWELLINGHOUSE AT 5 DARK LANE, BARNSELEY, S70 6RE.

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

- Completed Application Form;
 - 2528_0110A – Site Location and Block Plan;
 - 2528_0112 – Existing Site Plan
 - 2528_0114A – Proposed site plan
 - 2528_0200 - Existing Floor Plan;
 - 2528_0510A- Proposed Floor Plan;
 - 2528_0300A - Existing Elevations; and
 - 2528_0610A - Proposed Elevations.
- [REDACTED]



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VAT Registration No. 660033965
Registered in England No. 3409505
Registered address: Gateway House (as above)

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Site Location and Proposed Development

The application site consists of a bungalow located within a predominately residential area. It is proposed to extend to the rear of the property by 8 metres as shown on the submitted package of planning drawings.



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 A (Enlargement, Improvement or other alteration of a dwellinghouse), Part 1 (Development within the curtilage of a dwellinghouse), 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, improvement or other alteration of a dwellinghouse.”

The development relates to a rear extension to a residential bungalow, so this requirement 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, 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, P, PA or Q for the dwelling.

“(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);”

The total area of ground covered by buildings within the curtilage of the dwellinghouse, will not exceed 50% of the total area of the curtilage.

“(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;”

The rear extension would not exceed the height of the highest part of the roof of the existing dwellinghouse as it will be single storey.

“(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;”

The extension will be single storey therefore the eaves will not be higher than 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; ”***

The extension is to the rear of the property therefore it will not extend beyond the principal elevation, or a side elevation that fronts a highway.

“(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;”

The extension would extend beyond the wall by more than 4 metres, but will not 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;”

The extension will not extend beyond the rear wall by more than 8 metres, and will not 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 opposite the rear wall of the dwellinghouse;”

The extension is single storey, therefore this is not applicable.

“(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;”

The single storey extension would be within 2 metres of the side boundary, however the eaves height will not 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; or”

The extension will be single storey and will not extend beyond a wall forming a side elevation 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);”

The limits of sub-paragraphs (e) to (j) will not be exceeded.



“(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. ”***

The extension will not include any of the above elements.

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

The dwellinghouse was not built under Part 20.

Section A.2 of the permitted developments rights also sets out conditions where development would not be appropriate on article 2(3) land. As the site is not on article 2(3) land, this development would not be subject to these.

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

The materials used will be similar materials to those used on 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 opening parts are more than 1.7m above the floor of the room in which the window is installed; and***

The extension is single storey

“(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.”

The extension is single storey.



Prior Notification

As the single storey extension would extend beyond the rear wall of the boundary by more than 4 metres, but not by more than 8 metres, there is a requirement to prior notify the LPA, which is the purpose of this application.

If, following consultation, there are no objections from the occupants of adjoining premises, the application is automatically approved. However, where an objection is received, the LPA need to give consideration to the impact of the proposed development on the amenity of any adjoining premises.

If an objection was to be received, 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 fact that:

- the dwellings (the subject and neighbouring properties) are detached, and their orientation and staggered siting avoids any potential of overshadowing from the flat roofed extension; and
- the extension would be single storey and contain no windows in the side elevations, thereby avoiding any potential for overlooking.

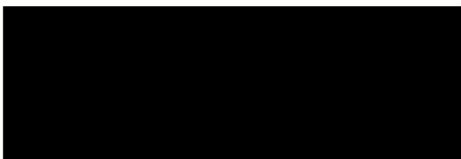
Conclusion

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 Prior Notification under Schedule 2, Part 1, Class A would 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,



Graduate Planner

