BARNSLEY
Metropolitan Borough Council

Planning and Transportation Service
Barnsley MBC
PO Box 604
Barnsley
S70 9FE
developmentmanagement@barnsley.gov.uk

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:	Mr	First Name:	BRIAN	Surname:	PICKERSGILL
Company name:	C/O ANDREW BAILEY ARCHITECTS				
Street address:	Hill Crest, Lund Lane				
	Lundwood			Telephone number:	
				Mobile number:	
Town/City:	BARNSLEY			Fax number:	
Country:				Email address:	
Postcode:	S71 5PE				

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	ANDREW	Surname:	BAILEY
Company name:	ANDREW BAILEY ARCHITECTS				
Street address:	GLENDOWER HOUSE				
	85 LUNDHILL ROAD			Telephone number:	01226752590
	WOMBWELL			Mobile number:	
Town/City:	BARNSLEY			Fax number:	
Country:				Email address:	
Postcode:	S73 0RL				ANDREW.BAILEY@AKBARCHITECTS.COM

3. Description of Proposed Works

Please describe the proposed works:

ROOF ALTERATIONS, EXTENSION AND DETACHED GARAGE

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)

House:	
Suffix:	
House name:	Hill Crest
Street address:	Lund Lane
	Lundwood
Town/City:	BARNSLEY
Postcode:	S71 5PE

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

Easting:	438063
Northing:	407271

Description:

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: JAMES | Surname: HYDE

Reference: 2017/ENQ/00146 - Hill Crest, Lund Lane, Lundwood

Date (DD/MM/YYYY): 08/05/2017 (Must be pre-application submission)

Details of the pre-application advice received:

Andrew,

I recently received a pre application enquiry regarding the extension and alteration of the above property. The alterations include a side extension, increased eaves height and replacing the hip roof with a gable roof (with increased ridge height and associated rooflights and dormers). This would allow for the existing 3 bedroom bungalow, with all accommodation on the ground floor, to transform into a 4 bedroom dormer bungalow with accommodation over 2 floors. The proposed alterations would require planning permission.

The site is within the Green Belt, as allocated in the UDP proposals maps, and, as such, saved UDP policy GS8E 'Replacement, Alteration & Extension to dwellings in the Green Belt' is relevant. That policy states 'in the case of extension or alteration, the total size of the proposed and previous extensions does not exceed the size of the original dwelling and the original dwelling forms the dominant visual feature of the dwelling as extended'.

A detached garage is also shown on the layout plan, although a garage could be accommodated under permitted development rights where it did not have an eaves height in excess of 2.5m and a ridge of 4m (given the proposed position on the plot), it would still count as extended floorspace, in accordance with policy GS8E.

It is acknowledged that given the modest hipped roof there is minimal usable floor space within the loft at present. The proposed alterations would result in usable floor space within the roof, however, based on policy and recent appeal decisions, the provision of rooms within the original roof footprint

6. Pre-application Advice

would not count as additional floorspace created as, technically, it is already there. As a result, only the floor space of the ground and first floors of the extension, as well as the garage, would be counted.

The original dwelling (minus the later additions) measures approximately 101m2. The proposed extension and garage would equate to circa 92m2. Therefore, the proposals would comply with policy GS8E in that the proposed and previous extensions would not exceed the size of the original dwelling.

In terms of design the host property would be dominated by the extensions and its character changed. However, a number of permitted development alterations could have a similar impact. Furthermore, Lund Lane is made up of a mixture of styles, ages, sizes and designs of dwelling, as such, it would not appear an alien feature on the streetscene to the detriment of visual amenity.

A few minor points, ideally the dormers would line up vertically with the openings below and the main front entrance into the property is a little underwhelming and anonymous.

If you require any further information, please do not hesitate to contact me.

Regards

James Hyde

BA (Hons), MA, MRTPI

Planning Officer

Planning and Building Control

Barnsley MBC

PO Box 634

BARNSLEY

S70 9GG

' 01226 772683

+jameshyde@barnsley.gov.uk

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):

Roof - description:

Description of *existing* materials and finishes:

SLATE

Description of *proposed* materials and finishes:

SLATE

Walls - description:

Description of *existing* materials and finishes:

RENDER

Description of *proposed* materials and finishes:

RENDER

Windows - description:

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:

01,02,03,04

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: Mr First name: ANDREW Surname: BAILEY

Person role: AGENT Declaration date: 26/05/2017 ☑ 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 26/05/2017