

## Householder Proforma – Proposed Use (Lawful Development Certificate)

**Application Ref:** 2021/1293  
**Address:** 152 Intake Lane, Pogmoor, Barnsley, S75 2HU  
**Neighbour Representations:** None  
**Property Description:**

The applicant's property is a detached bungalow in a backland location within designated TPO'd woodland (Intake Lane TPO). The dwellinghouse is accessed via a gated private drive that extends west from Intake Lane and forms a hardstanding that surrounds the eastern, northern and western sides of the house. The dwelling is of a dual-pitch roof construction set over a rectangular footprint that is oriented so that its gable ends face north and south. The bungalow has some architectural merit with mid-20<sup>th</sup> Century design features and materials. A large pitched roof garage is situated in the north west corner of the plot with a slight pent angle to the roof inclusive of two garage doors and two pedestrian doors on the southern elevation and a window on the eastern side elevation. Some landscaped garden areas are located east of the outbuilding and south of the southern elevation of the main dwelling. Most of the larger specimens of trees are located on the northern and eastern boundaries of the site.



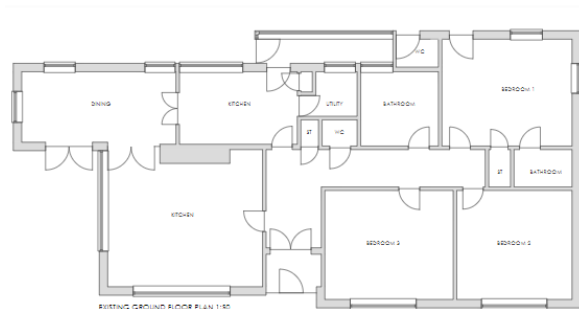
### Development Description:

The application for a proposed lawful development certificate has been submitted to alter the internal and external appearance of the main dwelling and its garage outbuilding. The dwelling will be subject to internal subdivision of bedroom 3 to create a fourth bedroom. This results in the existing window serving bedroom 3 being split so that each room is provided a window for internal light and outlook.

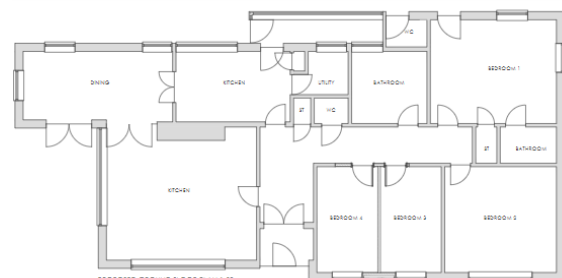
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The outbuilding will be converted from a double garage, store and office to an office and multi-function room incorporating ancillary uses such as a bar, home gym and games area (pool table, sitting area etc). The external alterations to the outbuilding also relate purely to the introduction of new fenestration in the form of a bi-fold door that replaces the existing garage doors, a further window on the eastern elevation and a window which replaces an entrance door on the southern elevation as well as high level roof lights on the western roof slope. The western elevation will be replaced with a cavity wall.

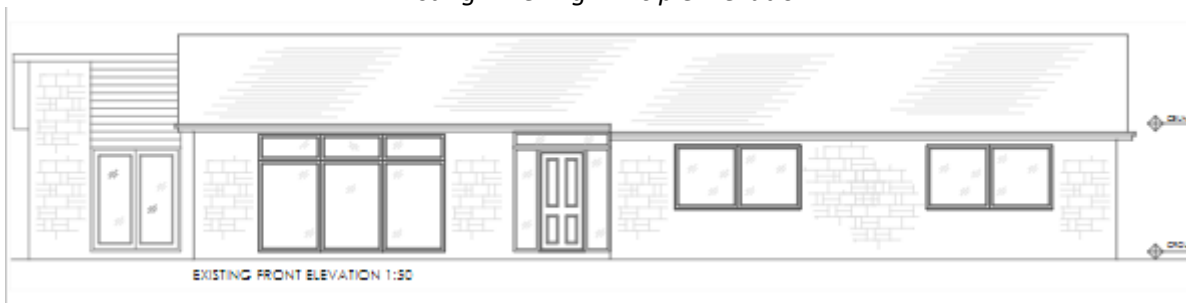
*Existing Dwelling Floor Plan*



*Proposed Dwelling Floor Plan*



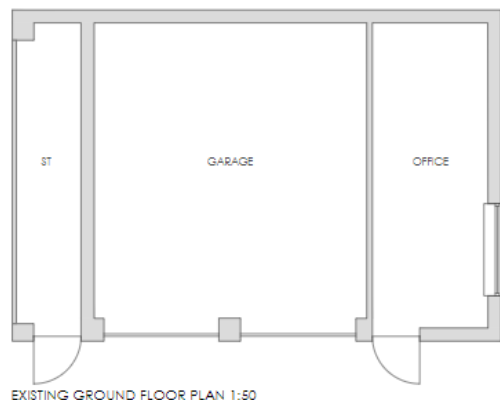
*Existing Dwelling Principle Elevation*



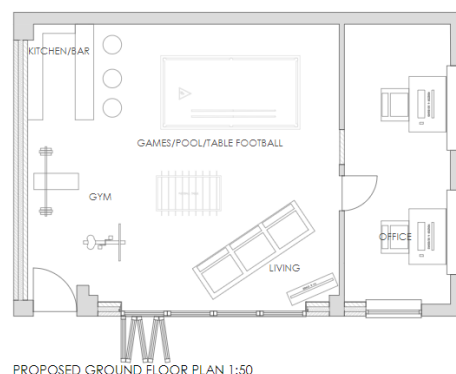
*Proposed Dwelling Principle Elevation*



*Existing Outbuilding Floor Plan*

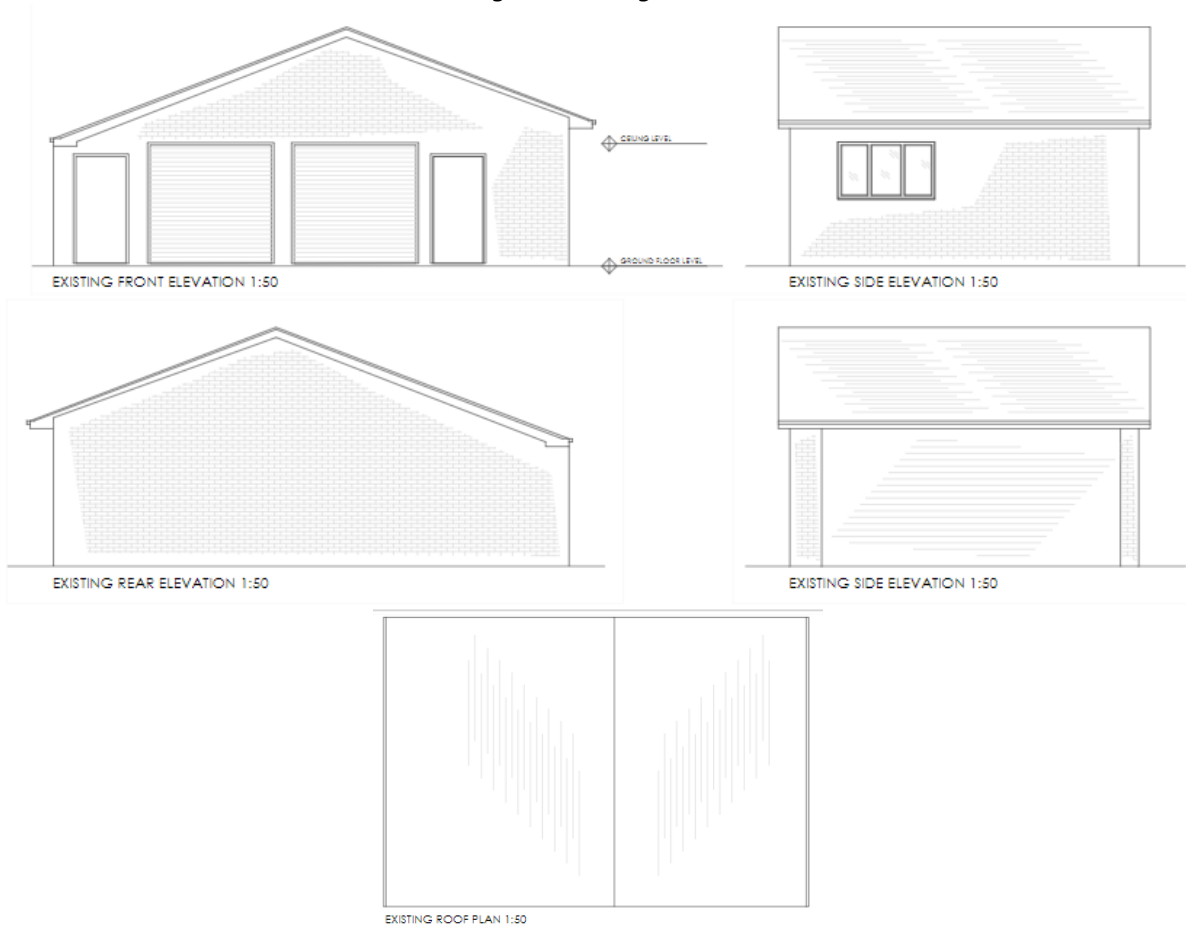


*Proposed Outbuilding Floor Plan*

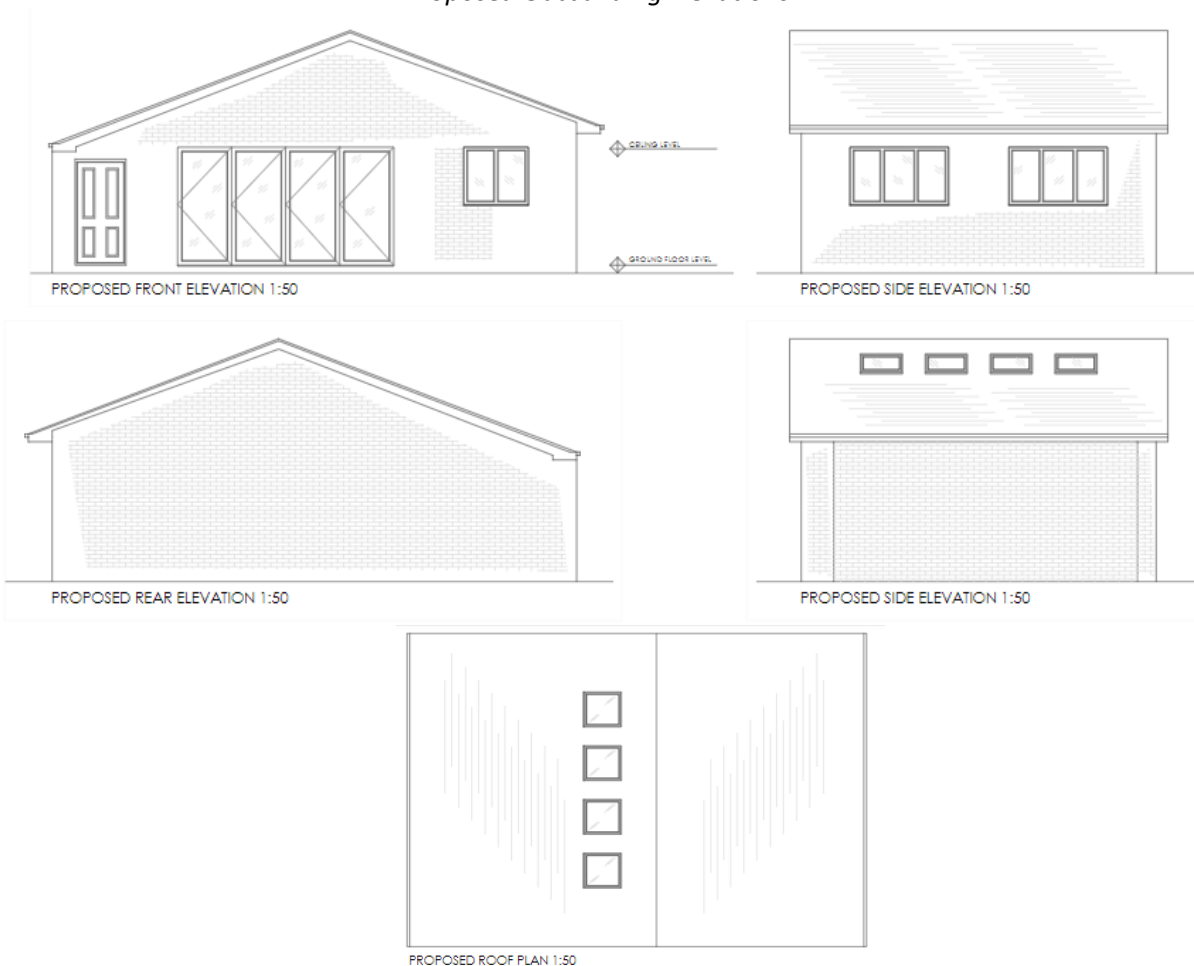


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## Existing Outbuilding Elevations



## Proposed Outbuilding Elevations



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**Local Plan Designation:** Urban Fabric  
**Conservation Area:** No  
**Relevant History:** Yes

2021/0338 – Conversion of garage into annex including associated external alterations and erection of detached outbuilding - Refused

### Consultation Responses

Legal – The response from this consultee is as follows:

*So far as I can tell this proposal amounts to splitting a bedroom into two and the conversion of the garage into ancillary accommodation associated with the main dwelling. So far as the main dwelling is concerned the change doesn't appear to materially affect the external appearance of the dwelling so doesn't amount to development under section 55(2)(a) of the 1990 Act (attached). Assuming there is no proposal to set up a separate residential use in the garage and assuming there isn't a planning condition preventing the garage from being taken out of use for parking a car it seems this doesn't amount to development either pursuant to section 55(2)(d) of the 1990 . That being the case it seems to me that a certificate can be issued*

### Assessment:

The proposed split of the window is determined to be in accordance with Part 1, Class A of The General Permitted Development Order 2015 (as amended) as is the internal subdivision of bedroom 3 to provide a fourth bedroom. The works to the dwelling are consequently permitted development and thus considered lawful. The works to the dwelling can therefore take place without the need for submission of a planning application.

In respect of Class E, the works to the outbuilding proposed under this certificate application are in accordance with Part 1, Class E (a) of The General Permitted Development Order 2015 (as amended) which allows for maintenance, improvement or alteration of buildings incidental to the enjoyment of a dwellinghouse. The uses proposed within the outbuilding also conform with the 'incidental' test in that no primary living accommodation is intended for the revised internal layout as delineated on page 41 of the technical guidance.

In accordance with the provisions set out in Section 192 of the Town and Country Planning Act 1990 (as amended), a certificate can be issued confirming that the proposed development is lawful and does not require a planning application to be submitted to gain permission for the works from the Local Planning Authority.

**Recommendation: Certificate Granted**