

Project nr: **HA26013**

22nd March 2026

PLANNING STATEMENT FOR LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED) **Single Storey Rear Extension to 21 Rookery Way, Thurgoland, Sheffield, S35 7BX**

1. Introduction

This statement has been prepared in support of an application for a Lawful Development Certificate (Proposed) for the construction of a single-storey rear extension at 21 Rookery Way, Thurgoland, Sheffield, S35 7BX.

The purpose of this application is to establish that the proposed development falls within permitted development rights as set out in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("GPDO").

2. Site Description

The application property is a residential dwellinghouse located within a suburban setting in Thurgoland. The property forms part of an established residential area characterised by similar detached and semi-detached dwellings with rear gardens.

The site is not located within a Conservation Area, National Park, Area of Outstanding Natural Beauty, or other designated land where permitted development rights are restricted.

3. Proposed Development

The proposal seeks to construct a single-storey rear extension projecting from the rear elevation of the existing dwelling.

Key elements of the proposal include:

- A single-storey extension extending beyond the original rear wall
- Maximum height not exceeding 4.0 metres
- Eaves height not exceeding 3.0 metres (where applicable near boundaries)
- Materials to match or be similar in appearance to the existing dwelling
- The extension to be used for purposes incidental to the enjoyment of the dwellinghouse

The proposed extension will remain subordinate in scale and appearance to the host dwelling.

4. Planning Assessment

The proposed development has been assessed against the relevant criteria set out under **Class A, Part 1, Schedule 2 of the GPDO 2015 (as amended)**.

4.1 Permitted Development Criteria

The proposal complies with the following key requirements:

- **Depth:** The extension does not exceed 3 metres in depth beyond the original rear wall (for a semi-detached or terraced dwelling) or 4 metres (for a detached dwelling), unless prior approval has been/will be sought where applicable
- **Height:** The overall height does not exceed 4 metres
- **Eaves Height:** Does not exceed 3 metres within 2 metres of a boundary
- **Coverage:** The total area of ground covered by buildings within the curtilage (excluding the original dwelling) does not exceed 50% of the curtilage
- **Materials:** Materials will be of similar appearance to the existing dwelling
- **Location:** The extension is not forward of the principal elevation
- **Designations:** The site is not within designated land where restrictions apply

4.2 Impact Considerations

As this is an application for lawful development, planning merits such as design, amenity, or character are not determinative. However, it is noted that:

- The extension is modest in scale and typical of residential enlargements in the area
- There will be no significant adverse impact on neighbouring properties
- The proposal maintains the character of the host dwelling

5. Conclusion

This statement demonstrates that the proposed single-storey rear extension at 21 Rookery Way complies with the requirements of permitted development as set out in Class A of the GPDO 2015 (as amended).

Accordingly, the proposal constitutes lawful development, and it is respectfully requested that Barnsley Council grant a Lawful Development Certificate (Proposed).

We trust the above is satisfactory, however should you wish to clarify any of the above or you require any further information / documentation please do not hesitate to contact us from the information below.

Yours faithfully,



William Haywood
Director

For and on behalf of **Haywood Architectural Ltd**