



BARNSLEY

Metropolitan Borough Council

Development Service

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Mr P Errington
21 Staincross Common
Staincross
Barnsley
S75 6JD

My ref: 2013/1262

Your ref:

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Date: 29th November 2013

Dear Mr Errington

**Erection of a single storey side and front extension – Lawful Development Certificate –
Proposed Development – 6 Brettas Park, Monk Bretton**

Thank you for the submission of the above application.

Department of Communities and Local Government Permitted Development for Householders –
Technical Guidance October 2013 states:

- (d) the enlarged part of the dwellinghouse would extend beyond a wall which -
(i) fronts a highway, and
(ii) forms either the principal elevation or a side elevation of the original
dwellinghouse***

This restriction means that any development to enlarge a dwelling house that is in front of a principal or side wall that fronts a highway will require an application for planning permission.

In most cases, the principal elevation will be that part of the house which fronts (directly or at an angle) the main highway serving the house (the main highway will be the one that sets the postcode for the house concerned). It will usually contain the main architectural features such as main bay windows or a porch serving the main entrance to the house. Usually, but not exclusively, the principal elevation will be what is understood to be the front of the house.

Cont...

Development Management
Stephen Moralee BA (Hons) MBA
Head of Planning, Building Control and Sustainability

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A highway will usually include public roads (whether adopted or not) as well as public footpaths and bridleways, but would not include private driveways. The extent to which an elevation of a house fronts a highway will depend on factors such as:

- (i) the angle between the elevation of the house and the highway. If that angle is more than 45 degrees, then the elevation will not be fronting a highway;
- (ii) the distance between the house and the highway - in cases where that distance is substantial, it is unlikely that a building can be said to "front" the highway. The same may be true where there is a significant intervening area of land in different ownership or use between the boundary of the curtilage of the house concerned and the highway.

After inspecting the information provided in the updated technical guidance I am now in a position to confirm that planning permission is not required for the proposed extension as long as the development is constructed in materials which match those used in the construction of the original dwelling.

In addition to the above I would also like to inform you that the development is constructed on or within close proximity to a landfill site, it is imperative that methane protection measures are installed to the following condition and attached specification.

The methane protection measures including the design of the gas resistant membrane; DPC and ventilated sub floor void must be installed in accordance with the requirements of the approved details provided by the Local Planning Authority. On completion of the installation of the methane gas protection measures a Quality Assurance Report certified by a competent person experienced in the installation of such systems shall be submitted to Local Planning Authority which certifies that the gas protection measures have been installed in accordance with the requirements of the approved details. This is to ensure that the development can be safely occupied

I would like to confirm that Building regulations will be required; they can be contacted on 01226 772678 and should you have any further queries, please don't hesitate to contact me on the above number.

Yours sincerely



Rachael Roddis
For and on behalf of the Head of Planning, Building Control and Sustainability

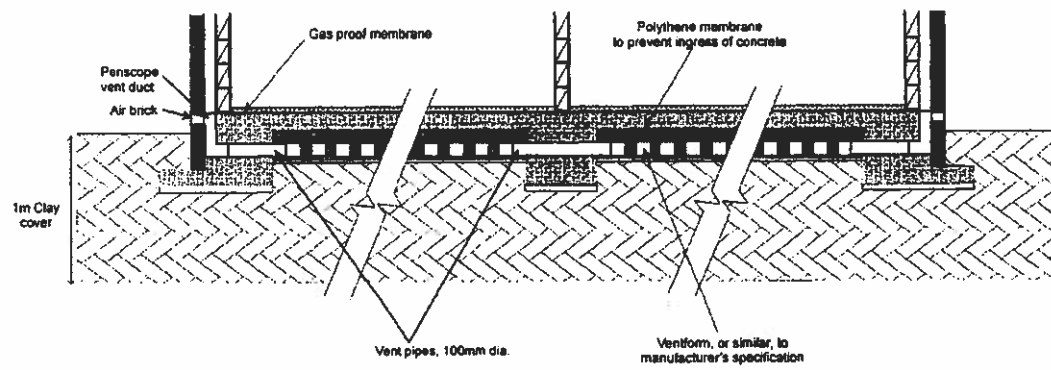
2. PROTECTION AT NEW PROPERTIES

The gas protection measures to be incorporated in each property will those shown in Figure 1 (the details of the damp proof course have been omitted for clarity). In particular the properties will consist of

- A concrete raft above an expanded polystyrene shuttering such as Ventform 80 and installed to the manufacturers specification.
- Side ventilation will be through air bricks having a ventilation area of 6000 mm² (e.g. Alderburgh AV AB) connected through an adjustable periscope sleeve (e.g. Alderburgh AVPS) fitted with a vent pipe adapter (e.g. Alderburgh AV PA) to couple into a standard 100 mm pipe. Where necessary all sleeve joints will be sealed with tape. The number of airbricks will conform to the requirement of providing a vented area of at least 1500 mm²/m run of wall.
- Where the internal void space is interrupted with downstanding beams etc, the area of the openings in the beams will be a minimum of double the area of the side ventilation.
- A low permeability gas proof membrane (to act as secondary protection) will be laid under the floor slab. The methane transmissibility of the membrane will be $\leq 1.4 \times 10^{-12} \text{ m}^3/\text{m}^2/\text{s}$ at 1 atmosphere, a suitable membrane is Alderprufe MIR50 or similar. The membrane will be carefully installed to the manufacturer's recommendations to ensure that its permeability is not compromised and that any joints will have no more than the permeability of the surrounding membrane.
- The gas membrane and the damp proof course will be joined in such a way so as not to affect the frictional resistance of the damp proof course.
- Where services penetrate the sealed floor slab, they will be sealed into the slab.

Gas Membrane Design Specification

Figure 1



NOT TO SCALE

Typical Detail of Floor Slab for Detached Houses