

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:	STEVEN	Surname:	LOUKES
Company name:	C/O ANDREW BAILEY ARCHITECT				
Street address:	Wath Road				
	Wombwell				
Town/City:	BARNSELY				
Country:					
Postcode:	S73 0SE				
Telephone number:					
Mobile number:					
Fax number:					
Email address:					
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> 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				
	WOMBWELL				
Town/City:	BARNSELY				
Country:					
Postcode:	S73 0RL				
Telephone number:	01226752590				
Mobile number:					
Fax number:					
Email address:	ANDREW.BAILEY@AKBARCHITECTS.COM				

**3. Description of Proposed Works**

Please describe the proposed works:

SINGLE STOREY SIDE EXTENSION

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)

Description:

House:  Suffix:

House name:

Street address:

Town/City:

Postcode:

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

Easting:

Northing:

#### 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:

Surname:

Reference:

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

Details of the pre-application advice received:

Dear Mr. Bailey,

Re. Single-storey side extension

2 Wath Road, Wombwell, Barnsley, S73 0SE

Thank you for your recent enquiry. Sorry about the delay in getting back to you.

Planning policy considerations

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise and the recently introduced NPPF does not change the statutory status of the development plan as the starting point for decision making.

The Supplementary Planning Document (SPD) – House extensions sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals for should:

1. Be of a scale and design which harmonises with the existing building
2. Not adversely affect the amenity of neighbouring properties

## 6. Pre-application Advice

3. Maintain the character of the street scene and

4. Not interfere with highway safety

These policies are considered to reflect the 4th Core Principle in the NPPF, which related to high quality design and good standard for amenity for all existing and future occupants of land and buildings.

Proposed development

The proposal is for a single-storey side extension. It has a sideways projection of 3.6m with a height of 3m to the eaves and 4m to the roof ridge at the highest point. It will have an apex roof with a Velux roof light and a window on each of the front and side elevations. It will also have a set of bi-folding doors found on the rear elevation.

Advice:

Due to the property being located on a corner plot, the proposal extends beyond a wall which fronts the highways and forms the principle elevation or principal side elevation. Obviously it is not a front elevation and is not necessarily fronting Wath road, however, it would still be highly visible on approach from Wath road and fronts Lundhill road. This would mean that the proposal would need planning permission. It has also been checked with building regulations and the proposal would require building regulations consent.

Having given the proposal and the surrounding area a quick assessment, the proposal is acceptable in principle. It has initially been assessed in terms of visual and residential amenity and can be considered that the proposal would have a very small impact on both of these. Clearly, the extension would be small in relation to the existing dwelling and is not going to look overbearing or increase levels of overshadowing to neighbouring properties. It also wouldn't decrease levels of privacy of nearby properties through any proposed windows which look directly on to them. The apex roof style differs from the flat roof on the existing dwelling, but a flat roof is considered an inferior and less attractive roof style anyway. The surrounding street scene is also fairly diverse with a mixture of dwelling types, struc

## 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:

STONE AND BRICK

Description of *proposed* materials and finishes:

BRICK

### 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:

P01

## 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:  First name:  Surname:

Person role:  Declaration date:   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