

Our Ref: MJT/JMT/AP027-18

31 May 2018

Barnsley MBC.,
Planning Services,
PO Box 604,
Barnsley,
S70 9FE.

Dear Sir / Madam,

RE: TOWN AND COUNTRY PLANNING ACT (GENERAL PERMITTED DEVELOPMENT ORDER) 2015 (AS AMENDED) – APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT- THE GRANARY, LOW FARM, CEMETERY ROAD, HEMINGFIELD – MR K HERBERT

Please find attached the above mentioned application which has Planning Portal reference 07013534. I confirm that the applicant will pay the planning fee directly to the Council

It will be noted that a previous Certificate was approved by the Council (ref no 2017/0511). This proposal seeks to reduce the previously proposed development owing to a change in circumstances and what the applicant now wishes to develop by way of an extension.

The application is supported by the following information:-

- (i) Supporting letter – Townsend Planning Consultants; and
- (ii) Full plans and details – Stephen Welcer.

1.0 The Proposed Development

This proposal is for 1no single storey rear extension within the curtilage of the subject dwellinghouse. The extension is considered to be permitted development under Article 3 and Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

The proposal will provide additional habitable accommodation to the ground floor, which in turn will facilitate a revised internal layout within the dwellinghouse. The proposal will provide a new kitchen area to the dwelling.

2.0 Permitted Development

By reference to the Council's historic records of the site, it is our understanding that Permitted Development rights have not been removed from the property by way of any planning condition in respect of an implemented planning permission or Council Direction. In this context, it is clear that the proposal is permitted development under Article 3 and Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The reasons for reaching this conclusion are set out as follows:-

(i) Extensions (Class A)

In terms of the proposed extensions, having reviewed the GPDO criteria we consider that the proposal should constitute Permitted Development for the following reasons:-

- The total area of ground covered by buildings within the curtilage of the dwelling house (other than the original dwelling house) will not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwelling house);
- The height of the extension would not exceed the height of the highest part of the roof of the existing dwelling;
- The height of the eaves of the extension would not exceed the height of the eaves of the existing dwelling;
- The extension will not extend beyond any wall which:-
 - (i) forms the principal elevation of the original dwellinghouse; or
 - (ii) fronts a highway and forms a side elevation of the original dwellinghouse;
- The single storey extensions proposed would be single storey and would not;
 - (i) extend beyond a wall forming the rear elevation of the original dwelling by more than 4 metres, and
 - (ii) exceed 4 metres in height;
- The enlarged part of the dwellinghouse is not within 2 metres of the boundary of the curtilage of the dwellinghouse;
- The dwellinghouse is not on article 2(3) land nor on a Site of Scientific Interest; and
- In accordance with the conditions of Class A, the materials used in all exterior work will be of a similar appearance to those used in the construction of the exterior of the dwellinghouse.
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3.0 Summary

From the information set out in this submission, it is clear that Permitted Development Rights have not been removed from the property. The scheme drafted shows a proposal which wholly conforms with the requirements and parameters for Permitted Development, as set out in the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and the Householder Technical Guidance.

The proposal, therefore, is a permitted development under Article 3 and Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), subject to compliance with prior notification procedure set out within the Order including neighbour consultation.

Should the Council require any further information or wish to discuss the matter, please do not hesitate to contact me. In any event, I would be grateful if you would contact me prior to drafting up your recommendation for determination.

Yours faithfully,

Michael Townsend BA (Hons) MRTPI
Chartered Town Planner

Encs