



Planning and Building Control
Economic Regeneration - Place Directorate
 Barnsley Metropolitan Borough Council, PO Box 634, Barnsley, S70 9GG
DevelopmentManagement@barnsley.gov.uk
www.barnsley.gov.uk/services/planning-and-buildings

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="424555"/>	<input type="text" value="402848"/>

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

John

Surname

Mahoney

Company Name

J Mahoney Architects

Address

Address line 1

25 Millstones,

Address line 2

Oxspring

Address line 3

Town/City

Sheffield

County

Barnsley

Country

United Kingdom

Postcode

S36 8WZ

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Part demolition and erection of a three-storey extension to the rear/side of the property.

Has the work already been started without consent?

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Stone walling blocks, coursed, random length, pitched face. Colour: Buff

Proposed materials and finishes:

Stone walling blocks, coursed, random length, pitched face. Colour: Buff

Type:

Roof

Existing materials and finishes:

Natural slate. Colour: Grey

Proposed materials and finishes:

Natural slate. Colour: Grey

Type:

Windows

Existing materials and finishes:

Painted timber windows. Colour: White

Proposed materials and finishes:

Aluminium windows. Colour: White uPVC windows. Colour: White

Type:

Doors

Existing materials and finishes:

Painted timber doors. Colour: White

Proposed materials and finishes:

Aluminium door. Colour: White Painted steel garage door. Colour: White

Type:

Vehicle access and hard standing

Existing materials and finishes:

Block paving patio. Colour: Brindle Natural stone flagged walkway. Colour: Buff

Proposed materials and finishes:

Flagged raised terrace. Colour: Buff Perimeter stone flagged access route. Colour: Buff

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

PNM-JMA-ZZ-00-DR-A-(01)001B Existing Site Layout
PNM-JMA-ZZ-00-DR-A-(01)101D Proposed Site Plan
PNM-JMA-ZZ-XX-DR-A-(03)001B Existing Elevations
PNM-JMA-ZZ-XX-DR-A-(03)101D Proposed Elevations
2306 - Design + Access Statement

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes
 No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Please refer to Arboricultural Survey & Impact Assessment - 103 High Street Arb Report HSP01-24-min

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes
 No

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

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

If Yes, please describe:

Proposals include for an additional single garage space to be created.

Biodiversity net gain

Householder developments are currently exempt from biodiversity net gain requirements.

However, this exemption still needs to be confirmed by the applicant or agent when making a householder planning permission application.

I/we confirm that the proposed development, if granted permission, would be exempt from the general biodiversity gain condition.

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'general biodiversity gain condition'.

However, the 'general biodiversity gain condition' does not apply in relation to planning permission for a development which is the subject of a householder application, within the meaning of Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

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?

The agent

The applicant

Other person

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

2023/ENQ/00468

Date (must be pre-application submission)

13/02/2024

Details of the pre-application advice received

Good Morning John,

May I firstly apologise for the delay in my response to your application. One reason for delay is that I wanted to view both the site and the area, which I did yesterday. Unfortunately, this visit confirmed my opinion that whilst the proposal's design looks very good, it is not suitable in its current form for the location. This is based upon a planning opinion relating the visual character of the dwelling and its impact within the broader street scene. As the dwelling is located within a conservation area, approval of any design would be required from the Conservation officer, along with the principle of the extension also. Additionally, a minimum of a tree survey would be required but I would suspect that a full arboricultural impact assessment and possible tree protection measures would be required.

In more detail from a planning perspective only, conservation may object, based upon the current information provided, I would have no objection to the principle of the extension. My major concerns would be the size and style of the proposed windows, the style of garage door, the flat roof and the terrace. Being sited in a prominent area at the junction of two roads including the principal High Street, the visual character of the existing dwelling should be maintained, and the extension should not appear more dominant than the existing dwelling, which I think with the proposed plans it would. In my opinion the following would need to be addressed:

The windows should be more in keeping with the existing windows. As well as colour and material choices, the new windows should be reduced slightly in quantity or size and feature similar split design openings to match the existing windows. Whilst tall windows are a feature of the area, these are not as large or as prominent as the ones proposed, the closest match I have found in the area is at St John The Baptist Primary School.

In such a prominent position, the roof should reflect the character and design of the original building, whilst I appreciate the current flat roof aspect of the dwelling, the larger and taller proposal does not suit a flat roof. The balcony/terrace should be removed from the proposal as it would be very unlikely to receive approval, additionally this does not appear to be currently in situ as the plans suggest.

The garage door would be better if it was of a more traditional design or material to reflect the character of the dwelling and the broader area.

Whilst you may disagree with my opinion, I have tried to base it in regard to current local planning policy. As mentioned, the Conservation officer would have their own opinion and guidance to follow in relation to their comments.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
 No

Certificate Of Ownership - Certificate A

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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

John

Surname

Mahoney

Declaration Date

14/03/2024

Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

John Mahoney

Date

15/03/2024