

~~All new applications and amendments submitted between Monday 17th and Friday 21st February 2025 may incur a delay in being~~

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)

Description

Applicant Details

Name/Company

Title

Mr

First name

Edward

Surname

Barnbrook

Company Name

Address

Address line 1

91 Pye avenue

Address line 2

Address line 3

Town/City

Barnsley

County

south yorkshire

Country

United Kingdom

Postcode

S75 6AG

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Construction of a detached garage at the rear of the property measuring 9.65m x 4.65m with a maximum roof height of 3.375m which is inline with the highest point of a nearby garage. The proposed is to be built with cavity walls combining concrete blocks on non visible portions and facing bricks on the visible frontal elevation and partial side elevation to match the aesthetics of the existing property and not look unsightly, the roof is to be constructed of a flat roof using an EPDM rubber roofing system with three non opening roof lights providing ample natural light whilst not affecting the privacy of the neighbours, drainage will be directed to the existing surface water drains residing within the existing property boundary, a steel door on the side of the building opening inwards provides access with a electric roller shutter on the front for vehicular storage. The proposed garage is for domestic use only.

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:

Proposed materials and finishes:

Cavity wall construction using facing brickwork on the frontal elevation and visible portions of the side elevations with the rest being constructed with concrete blockwork.

Type:

Roof

Existing materials and finishes:

Proposed materials and finishes:

Flat roof constructed with timber joists with timber osb boarding and a black EPDM rubber roofing system with a maximum height of 3375mm dropping to 3275mm to provide ample drainage, three non opening roof lights provide natural light. The sides of the roof will be covered with black upvc fascia boards and black guttering on the low side.

Type:

Doors

Existing materials and finishes:

Proposed materials and finishes:

900mm x 2100mm steel door and a 3000mm x 3000mm electric roller shutter door both in black/grey.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Proposed materials and finishes:

Internal floor to be constructed of a concrete pad able to withstand the load of a modern vehicle/ motorhome with the roller shutter door providing access.

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

I have provided drawings showing the above and additionally, I have provided a boundary drawing to show the relation to the neighbouring property's existing roadway and public footpath to the rear.

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

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:

The proposed garage will provide parking to multiple vehicles, reducing the need for on street parking.

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies 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)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

- It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

2025-ENQ-00314

Date (must be pre-application submission)

09/05/2025

Details of the pre-application advice received

Confirmation of the requirement for planning permission and further advise which aided my decision to reduce the height of the building to not be higher than other structures in the area as to not be over bearing and inclusion of facing brickwork to match the existing property and characteristics of the surrounding area.

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

Edward

Surname

Barnbrook

Declaration Date

08/06/2025

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

Edward Barnbrook

Date

08/06/2025