

Section 73 Application – Cover Letter and Supporting Statement

Cover Letter

James Shaw
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Planning Department
Barnsley Metropolitan Borough Council
Planning and Building Control
PO Box 634, Barnsley, S70 9GG

Dear Sir/Madam,

Re: Section 73 Application to Vary Condition(s) of Planning Permission Ref: 2023/0498
Site Address: Land adjacent 8 Clarel Street, Penistone, Sheffield, S36 6AU

I am writing to submit an application under Section 73 of the Town and Country Planning Act 1990, seeking to vary the approved plans condition attached to planning permission reference 2023/0498, granted for the erection of a detached two storey house.

The proposed changes relate to the approved scheme and involve:

- Extending the ground floor rear projection to span the full width of the new-build dwelling, instead of only partially as previously approved;
- Replacing the approved pitched roof over the rear projection with a flat roof to achieve a lower profile and more contemporary form;
- Increasing the length of the two front-facing windows to enhance the architectural character of the frontage, in a way that remains consistent with the appearance of neighbouring dwellings.

Please find enclosed:

- Completed Section 73 application form;
- Revised architectural plans;
- This cover letter and supporting statement;

We believe these amendments represent modest, design-led improvements to the approved dwelling and do not introduce any new planning issues. I trust the submission is sufficient for validation, but I would be happy to provide further information if required.

Yours faithfully,
James Shaw
Applicant

Supporting Statement

1. Background and Context

Planning permission was granted under reference 2023/0498 for the construction of a new-build detached two storey house at Land adjacent 8 Clarel Street, Penistone, Sheffield, S36 6AU.

This application is made under Section 73 of the Town and Country Planning Act 1990 to vary the approved plans condition (Condition 2) to reflect revised design details, which are minor in nature but intended to enhance the function and appearance of the proposed dwelling.

2. Summary of Proposed Changes

The proposed variations are as follows:

- Full-width Rear Ground Floor Projection: The approved rear element (previously shown extending across part of the rear elevation only) will be extended across the entire width of the dwelling to improve internal layout and provide a more cohesive architectural form.
- Flat Roof Over Rear Element: The approved pitched roof to the rear projection will be replaced with a flat roof, providing a more modern finish and a lower visual profile when viewed from surrounding properties.
- Front Window Length Increase: The two front-facing windows at ground floor level will be lengthened vertically to improve proportion, daylight and elevation interest. The revised design remains in keeping with the character of nearby dwellings on the street.

3. Design and Amenity Considerations

As this is a new-build dwelling (with no existing building on site), these changes will form part of the initial construction and will not impact any existing structures.

The revised proposals:

- Maintain the approved overall footprint and ridge height;
- Introduce no new overlooking, overshadowing or overbearing effects;
- Enhance the street-facing appearance of the dwelling;
- Respect the scale, massing and character of surrounding buildings.

4. Planning Policy Compliance

The revised design continues to comply with the relevant policies of the Barnsley Local Plan and the National Planning Policy Framework, including those relating to:

- Good design;
- Residential amenity;
- Integration with local character.

There are no changes to the approved use, siting, or site boundaries.

5. Conclusion

This Section 73 application seeks approval for a minor variation to the approved plans for a new-build dwelling. The changes are modest in scale and result in a design that is more cohesive, functional and contextually appropriate.

We respectfully request that this variation is approved, and a revised permission is granted accordingly.