



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	57
Suffix	
Property Name	Wentworth View
Address Line 1	Wentworth Road
Address Line 2	Blacker Hill
Address Line 3	Barnsley
Town/city	Barnsley
Postcode	S74 0RP

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

Easting (x)	436815	Northing (y)	402140
Description			

Applicant Details

Name/Company

Title

Mr

First name

Daniel

Surname

Wells

Company Name

Address

Address line 1

Wentworth View

Address line 2

57 Wentworth Road

Address line 3

Blacker Hill

Town/City

Barnsley

Country

undefined

Postcode

S74 0RP

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Application 2021/1703 (granted 14/02/2022) has already approved the increase in ridgeline of the property, with roof-lights on the road-facing plane. These plans are for the following additions to this new roof.

1. An additional roof-light to the road-facing roof plane, in line with already granted roof-lights and approximately central in spacing - roof light dimensions approximately 550mm x 700mm
2. A dormer to rear of property to provide greater headroom in granted roof-lift attic conversion. Single rear-facing window to be obscure-glazed for privacy of houses to the rear of 57 Wentworth Road. Dormer design is within what would normally be approved under permitted development rights and is considerate to local area, with apex roof design no higher than the already approved increase in ridgeline to the property. Dormer to be clad in rosewood UPVc cladding, to match existing fascias. Dormer is not central on roof-space due to interior rooming requirements. Due to the proximity of the rear of the property to a 4000mm high wall, it is not possible to view the rear of the house such that you can see the full rear aspect.

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:

Windows

Existing materials and finishes:

Double-glazed windows throughout - with UPVc Golden Oak frames

Proposed materials and finishes:

Double-glazed window in the rear dormer - with UPVc Golden Oak frames

Type:

Roof

Existing materials and finishes:

1. Concrete Roof Tiles 2. Wood Fascias and Soffits to rear (stained) 3. UPVc Rosewood Fascias and Soffits to front

Proposed materials and finishes:

1. Dormer Roof - Concrete Roof Tiles 2. Dormer Bargeboard, Fascias and Soffits - UPVc Rosewood 3. Dormer cladding - UPVc Rosewood shiplap

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

☐ Yes

☒ No

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

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

Reason to remove PD rights

Date (must be pre-application submission)

02/03/2022

Details of the pre-application advice received

The planned dormer and skylight in this application fall within what would be defined as Permitted Development, as allowed under Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. However, the roof to which these additions will be made has had these rights removed under Application 2021/1703 (Granted 14th February 2022). The reason for the removal of these rights was addressed by planning officer James Hyde in an emails on 14th February and 2nd March 2022. Here he stated repeatedly that the reason for the removal of Permitted Development rights was to allow neighbouring residents to comment on any future additions (and the effect of these additions on privacy). As such, the window in the rear dormer of this application is to be obscured glass.

On both occasions, James Hyde made no mention on how any future additions would be assessed on the affect on the character of the property. However, in previous discussions, James Hyde outlined his preference for pitched roof dormers, as opposed to mono-pitched dormers, and so the dormer design in this application reflects this preference.

Email below: Feb 14, 2022, 5:30 PM

Hi Dan,

New build developments have to meet minimum separation distances to neighbouring properties to be approved. It should be noted that those properties have had all their permitted development rights removed, not just for rooflights and dormers.

The removal of PD rights for rooflights and dormers on your property does not mean you cannot make changes to the roof in the future, it would just be subject to a planning application where any potential impacts in terms of privacy etc can be assessed. The properties on Woodhead Mews behind your property are on a higher level but they fall short of the required separation distances if windows are introduced at a high levels to the rear.

Regards

James Hyde, BA(Hons), MA, MRTPI

Email below: Mar 2, 2022, 3:24 PM

Hi Dan,

The only reason to remove the PD rights was just so that any future rooflights/dormers/additions etc. could be assessed through the application process and neighbouring residents given the opportunity to comment rather than them being allowed under permitted development rights and potentially causing problems.

Regards

James Hyde, BA(Hons), MA, MRTPI

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

Daniel

Surname

Wells

Declaration Date

28/03/2022

☒ Declaration made

Declaration

I / We hereby apply for Householder planning permission as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Dan Wells

Date

29/03/2022