



**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	218
Suffix	
Property Name	
Address Line 1	Sheffield Road
Address Line 2	Birdwell
Address Line 3	Barnsley
Town/city	Barnsley
Postcode	S70 5TF

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

Easting (x)	Northing (y)
434590	400971

Description

Applicant Details

Name/Company

Title

Mr

First name

Richard

Surname

Swallow

Company Name

Address

Address line 1

218 Sheffield Rd

Address line 2

Birdwell

Address line 3

Town/City

Barnsley

County

South Yorkshire

Country

United Kingdom

Postcode

S705TF

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

We intend to replace an existing 5m x 5m, 3.6m high gable end, UPVC conservatory with a timber frame & aluminium 6m x 5m conservatory. The existing base will be reused and an additional footing added to the front for the extra metre in length to increase the floor area from 25m² to 30m². The frame will be douglas fir and the windows and doors black aluminium. Non-glazed exterior sections will be clad in black-stained douglas fir planks. The roof will be a solid flat roof constructed of lightweight engineered joists and insulation. The roof will house 5 skylights for additional light. The timber frame will project out of the front elevation to create a slatted sunshade. The height of the conservatory will be 3m. The skylights will add an additional 150mm to the height but will be located more than 2m from any boundary. The conservatory will continue to be separated from the house by external door and windows and will be heated by an independent heating system.

Has the work already been started without consent?

- ☒ Yes
☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

Has the work already been completed 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:

Roof

Existing materials and finishes:

White UPVC and polycarbonate panels in a gable end design. Apex approx 3.6m high

Proposed materials and finishes:

Flat roof deck finished in waterproof rubber coating (dark grey). 5 glazed skylights of 1m² each arranged in 2 rows, requiring an upstanding of 150mm, finished in same rubber layer. A roof kerb (same finish), soffit & fascia extend around 3 sides.

Type:

Walls

Existing materials and finishes:

white UPVC glazing un top of a 600mm dwarf wall base

Proposed materials and finishes:

Black aluminium glazing inset in a douglas fir timber frame. Black stained douglas fir cladding to non-glazed sections.

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

A site plan on this portal.

A block plan 1:500 using ReQuestaPlan. Ref: 218-A

An elevation plan 1:100 showing existing & proposed work in relation to the property. Ref: 218-B

An elevation plan 1:100 showing proposed work and indicating materials and design. Ref: 218-C

A sketch plan showing site aerial photo and approximate distances from development to boundaries. Ref: 219-D

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

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

2024ENQ00049

Date (must be pre-application submission)

06/02/2024

Details of the pre-application advice received

Principle of Development

The alteration to and extension of a domestic property is acceptable in principle provided that it will remain subsidiary to the host dwelling, is of a scale and design which is appropriate to the host property and is not detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Residential Amenity

The host dwelling is an end-of-terrace property. The dwelling therefore takes the form of a semi-detached house. Extensions to the rear of semi-detached properties should not normally exceed 4 metres.

The proposal could contribute to additional overshadowing, particularly as the conservatory would be located to the south of the adjoining, 216 Sheffield Road. However, the proposal would be similar in scale to an existing conservatory, and existing good quality boundary treatments and a lower roof height could lessen any potential impact. Similarly, glazing located on either side elevation is unlikely to significantly increase levels of overlooking beyond existing levels of impact that may be experienced. However, it would be preferred if the glazing could be removed from the northern side elevation of the conservatory to lessen any potential impact to the adjoining property.

Visual Amenity

The proposed conservatory would be located to the rear of the host dwelling and would not be visible from the public realm of the principal highway. Whilst alternatives would be preferred such as a pitched roof type and matching external materials, it is acknowledged that the proposal would have little to no impact on the character of the street scene. Further details of external materials, including type and colour should be provided upon submission of an application.

Highway Safety

The proposal would not impact on existing parking arrangements nor result in a requirement to provide additional off-street spaces.

Conclusion

The proposal, in its current form, could be acceptable. However, further details of external materials will need to be provided upon submission of an application. Although not necessary, the applicant could consider improvements to the design which could include an alternative roof type, more sympathetic external materials, and removing glazing from the north (side) elevation of the conservatory.

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

Richard

Surname

Swallow

Declaration Date

04/03/2024

☒ 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

Rich Swallow

Date

10/03/2024