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PLANNING STATEMENT IN SUPPORT OF APPLICATION FOR LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED SINGLE STOREY EXTENSION AT 35 DEARNE HALL ROAD, BARNSLEY, S75 1LU.



Existing Front Elevation



Existing Rear Elevation

Introduction

The application seeks to establish the lawful development of a single storey extension at 35 Dearne Hall Road, shown on the Location and Block Plan, and the Proposed Plans and Elevations included within the Lawful Development application.

Statement of Case

The residential property was built in the late 1970's as a dormer bungalow, and has been in single ownership by Mr and Mrs Birkinshaw since the early 1990's. The property was extended in the early 1990's to the first floor, and a single storey extension to the ground floor.

The applicant wishes to build an extension to the rear of the property, which will be a continuation of the previous single-storey extension to create a larger open-plan kitchen and dining area. This is shown on the Existing and Proposed Plans that are included in support of this application.

It can be confirmed that the proposed extension and previous extension built in the early 1990's together take up less than 50% of the size of the land around the original house, as the plot is very generous.

Conclusion

Given that the applicant's proposals for the single storey extension meets the criteria under Permitted Development Rights, it would be concluded that the development is eligible for a Lawful Development Certificate.