

Application Reference Number:	2025/0529
Proposal Description:	Lawful development certificate for proposed development of 1 no. rapid ev charger together with ancillary equipment to serve 2no. ev charging bays
Location:	Existing parking area accessed from Park Street, Wombwell, Barnsley, s73 0HU

Introduction

This application seeks approval for a lawful development certificate for proposed development of 1 no. rapid ev charger together with ancillary equipment to serve 2no. ev charging bays. The site had previously been granted a certificate of lawfulness for the land to be used for parking.

Recommendation:

Approve subject to conditions

Site Description

The site is located on the corner of Park Street and Gower Street in Wombwell, Barnsley. The site is an area of hard standing that is currently used as a parking area. The site is directly adjacent to the car park associated with the Anglers Rest public house to the east and appears to be an extension of this car park. There is an existing substation located adjacent to the southern boundary.

Planning History

Application Reference	Description	Status
2025/0314	Certificate of Lawfulness for land used for the parking of motor vehicles (Existing)	Approve subject to conditions

Proposed Development

The applicant has submitted a certificate of lawfulness for proposed development of 1 no. rapid ev charger together with ancillary equipment to serve 2no. ev charging bays. The applicant has submitted the following plans and documents in support of the scheme:

- Site Location Plan, Drawing Ref: ZST-0000-01-2678 Rev B;
- Existing Layout Plan Drawing Ref: ZST-0000-02-2678 Rev B;
- Proposed Layout Plan, Drawing Ref: ZST-0000-03-2678 Rev B;
- Proposed Elevation, Drawing Ref: ZST-0000-09-2678 Rev B;
- Swept Path Analysis, Drawing Ref: ZST-0100-02-2678 Ref B;

- Standard Detail Drawings, comprising of BYD 160kwh Charger
- Design access statement

Relevant Policies

The application has been considered under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO).

The most relevant part is Part 2, Class E.

E. The installation, alteration or replacement, within an area lawfully used for off-street parking, of an upstand with an electrical outlet mounted on it for recharging electric vehicles.

Development not permitted

E.1— Development is not permitted by [paragraph E(1)] if the upstand and the outlet would— [(a)in relation to an upstand and outlet—

(i)within the curtilage of a dwellinghouse or a block of flats, exceed 1.6 metres in height from the level of the surface used for the parking of vehicles; or

(ii)in any other case, exceed [2.7 metres] in height from the level of the surface used for the parking of vehicles;

(c)be within a site designated as a scheduled monument;

(d)be within the curtilage of a listed building; or

(e)result in more than 1 upstand being provided for each parking space.

(2) Development is not permitted by paragraph E(2)(a) if the equipment would not be contained within equipment housing the installation of which would be permitted by this Class.

(3) Development is not permitted by paragraph E(2)(b) if—

(a)it would result in there being more than 1 unit of equipment housing within a non-domestic area lawfully used for off-street parking;

(b)the unit of equipment housing would—

(i)have a volume exceeding 29 cubic metres;

(ii)exceed 3 metres in height from the level of the surface used for the parking of vehicles;

(iii)be within 5 metres of a highway;

(iv)be within 10 metres of the curtilage of a dwellinghouse or block of flats;

(v)be within a site designated as a scheduled monument;

(vi)be within the curtilage of a listed building.

The LPA can confirm that the information and plans submitted by the applicant would comply with the (General Permitted Development) (England) Order 2015 (as amended) (GPDO), part 2, Class E. As such there is no reason for this certification is not granted, subject to conditions.

Consultations

Legal – No comments received

Representations

No representations received.

Assessment

Having checked these specifications, the proposed development will comply with the legislation and requirements for permitted development and therefore, the Certificate of Lawful Development should be granted.

Recommendation

Approve subject to conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.