



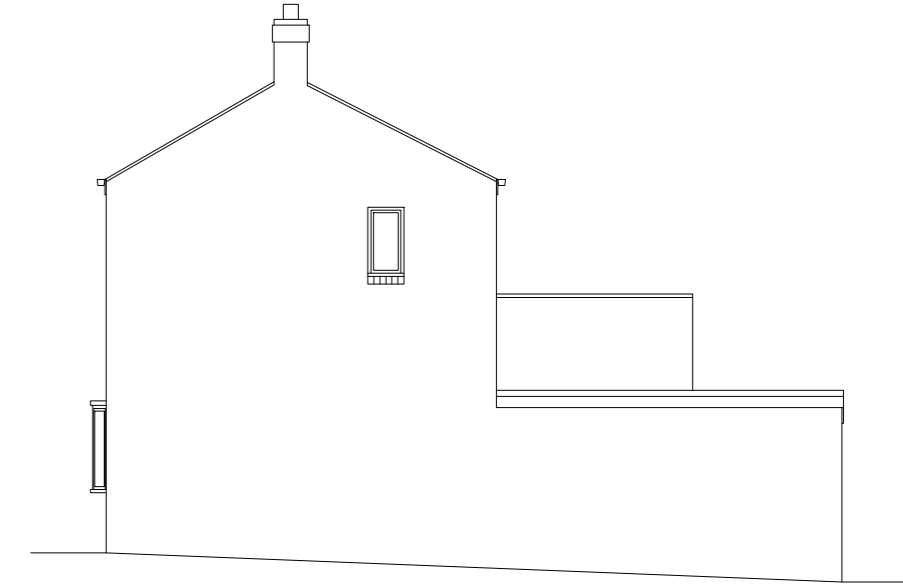
FRONT Elevation (North West)



SIDE Elevation (South West)

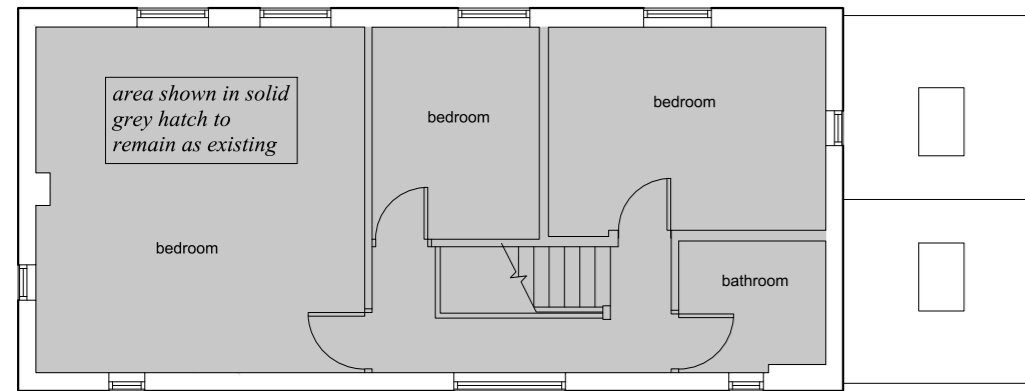


REAR Elevation (South East)

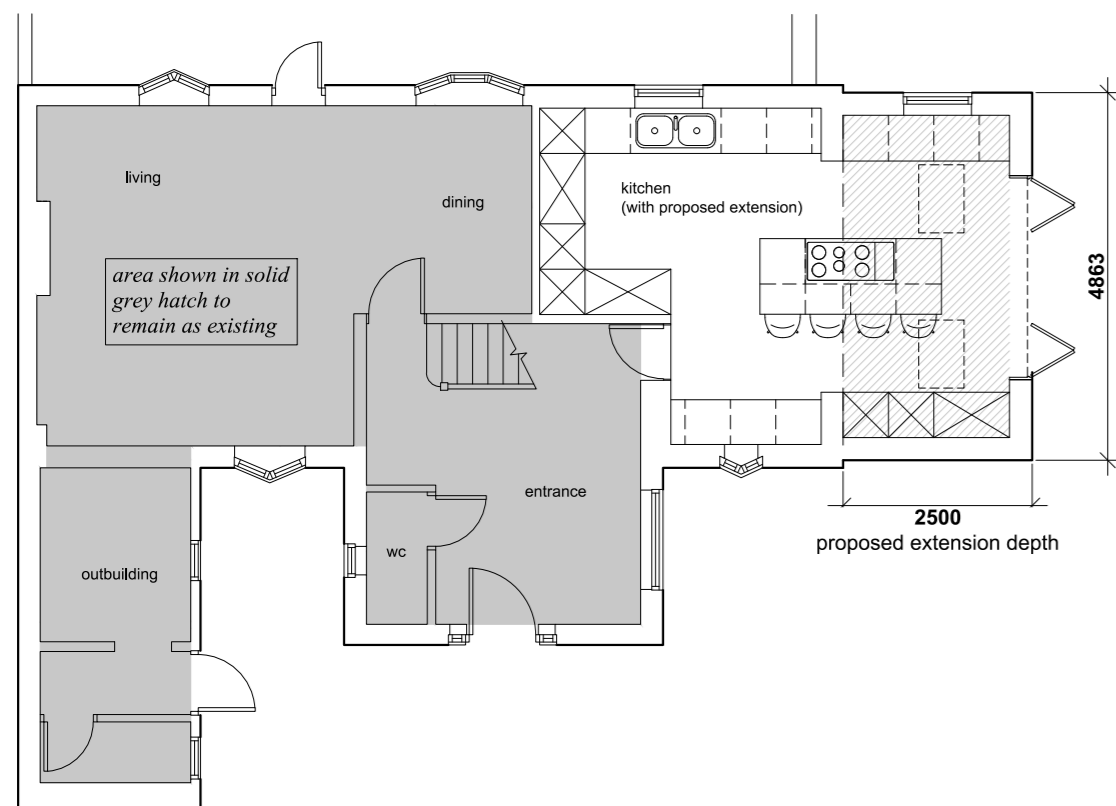


SIDE Elevation (North East)

PROPOSED Elevations

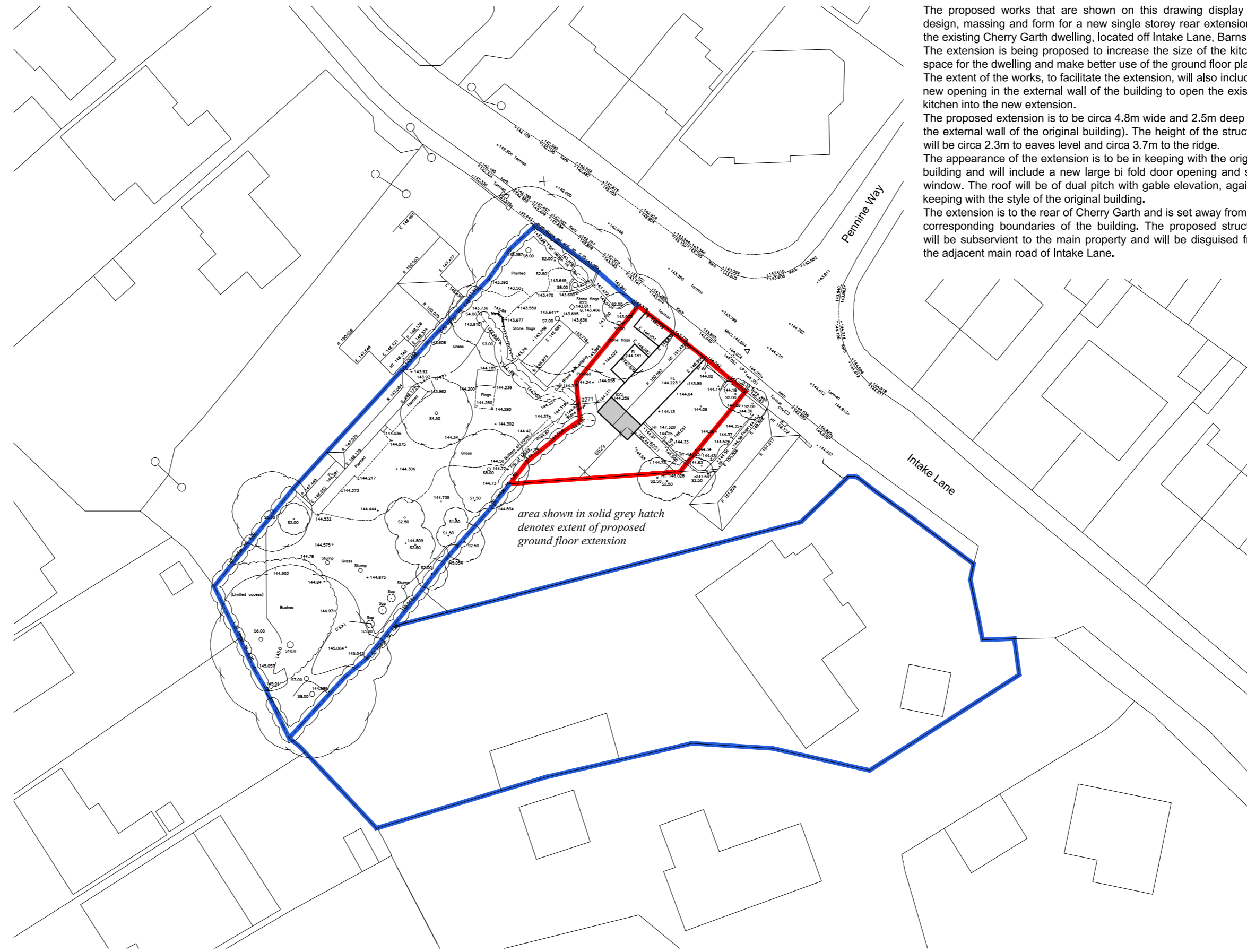


FIRST Floor



GROUND Floor

PROPOSED Plan



PROPOSED Site Plan

The proposed works that are shown on this drawing display the design, massing and form for a new single storey rear extension to the existing Cherry Garth dwelling, located off Intake Lane, Barnsley. The extension is being proposed to increase the size of the kitchen space for the dwelling and make better use of the ground floor plan. The extent of the works, to facilitate the extension, will also include a new opening in the external wall of the building to open the existing kitchen into the new extension. The proposed extension is to be circa 4.8m wide and 2.5m deep (off the external wall of the original building). The height of the structure will be circa 2.3m to eaves level and circa 3.7m to the ridge. The appearance of the extension is to be in keeping with the original building and will include a new large bi fold door opening and side window. The roof will be of dual pitch with gable elevation, again in keeping with the style of the original building. The extension is to the rear of Cherry Garth and is set away from the corresponding boundaries of the building. The proposed structure will be subservient to the main property and will be disguised from the adjacent main road of Intake Lane.

**PLANNING STATEMENT
Permitted Development Justification**

This statement is provided to demonstrate that this proposed development constitutes "Permitted Development" and can be deemed acceptable against a Lawful Development Planning application for proposed use. The proposal involves the construction of a single-storey extension to the rear of the original dwellinghouse.

The proposal has been assessed against the following criteria set out in Class A (The enlargement, improvement or other alteration of a dwellinghouse):

- A.1 (a) Site Coverage: The total area of ground covered by buildings within the curtilage (other than the original dwellinghouse) will not exceed 50% of the total area of the curtilage.
- A.1 (e) Rear Projection: The proposed projection of the extension is 2.5m from the original house. This is well within the 4.0m limit for detached houses under standard PD rights.
- A.1 (f) Height: The proposed extension is single-storey. The highest part of the roof (the ridge) is 3.7m. This is below the 4.0m maximum height permitted for a single-storey rear extension.
- A.1 (g) Eaves Height: The eaves height of the extension is 2.4m and is below the limit of 3.0m (within 2.0m of the boundary).
- A.1 (j) Side Elevation: The extension is located strictly to the rear of the property and does not extend beyond a wall forming a side elevation of the original dwellinghouse that fronts a highway.

In accordance with condition A.3 (a), the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse (e.g., matching brickwork, roof tiles, and window frames).

The proposed extension of 4.8m x 2.5m with a ridge height of 3.7m falls strictly within the limits and conditions of Permitted Development.

We believe the proposal is an obvious case of Permitted Development, designed to enhance the living space of the property while remaining sympathetic to the character of the neighborhood and staying well within the statutory limits.

P1	2026-02-03	Initial issue	CY	CY
Rev	Date	Description	Dm	Chk

Project

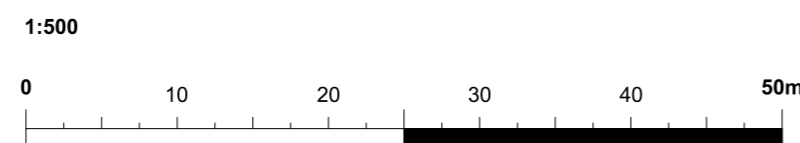
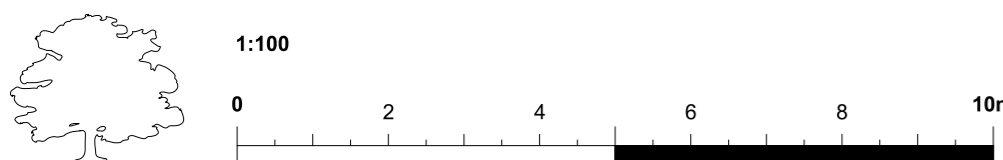
Cherry Garth
Intake Lane Barnsley S75 2HX

Oakfield Investment Group Limited

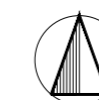
Drawing Title

**Proposed
Cherry Garth**

Scale	1:100 & 1:500 @ A2
Date	February 2026
Purpose	Planning
Job No.	072024
Drawing Ref.	072024.OP.ZZ.ZZ.DR.A.00.010
Revision	P1



Do not measure from this drawing and use figured dimensions only. The associated bar included is to check the drawing has been printed to scale only. The contractor is to check all dimensions and report any discrepancies to Oak and Prosper Construction. Feasibility schemes may be based on plan data obtained by unknown sources and are subject to further surveys being commissioned. All proposals are subject to statutory approvals. Declared areas are liable to change over the course of the design process.
© Oak and Prosper Construction Limited. All rights reserved. This drawing has been produced for the appointing party and project notes within the title block and is not intended for use by any other person or any other purpose.
Oak and Prosper Construction Limited is a limited company registered under company number 09960316 whose registered office is The Hart of Barnby Dun, Top Road, Barnby Dun, DN3 1DA. Email: contact@oakandprosper.co.uk Tel: 01302 247 102



OAK & PROSPER