Application for Planning Permission.
Town and Country Planning Act 1990

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.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Sean | Surname: Pilley

Company name:

Street address: 14 Carr Lane
Tankersley

Town/City: Barnsley
County: South Yorkshire
Country: UK
Postcode: S75 3BE

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Jonathan | Surname: Lovatt

Company name: Coda Studios Ltd

Street address: Coda Studios Ltd 25Hope Works Mowbray Street

Town/City: Sheffield
County: South Yorkshire
Country: United Kingdom
Postcode: S3 8EL

	Country Code	National Number	Extension Number
Telephone number:		0114 279 6003	
Mobile number:			
Fax number:			

Email address: jonathanlovatt@codastudios.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

A proposal for the erection of a two storey dwelling with separate garage

Has the building, work or change of use already started? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 0 Suffix: -

House name: -

Street address: Site of former gate inn pub

Chapel Road, Pilley, Tankersley

Town/City: BARNSLEY

County: South Yorksihre

Postcode: -

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 433379

Northing: 400695

Description:

5. 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: Mr First name: James Surname: Hyde

Reference: -

Date (DD/MM/YYYY): 15/11/2011 (Must be pre-application submission)

Details of the pre-application advice received:

I have recently received proposed plans for the plot adjacent to the Gate Inn which were unacceptable. The proposals you have submitted are very similar, as such it would also be viewed unfavourably. Please see points outlined below;
I acknowledge that there are similar 'L' shaped properties within the area with front projecting garages, however, the majority are set back from the highway and are within mature gardens. The proposed front projecting double garage would be in close proximity to the highway and would unbalance the front elevation due to its height and width.
The garage would have a different eaves height to both the main dwelling and the two storey gable and due to its width would have large areas of blank stone work visible either side of the openings.
Due to the entrance being on the side elevation of the garage the dwelling would not have an obvious entrance which relates or connects the dwelling to Chapel Road.
There are also concerns with the overall height of the dwelling. The Gate Inn and the proposed dwelling adjacent have low eaves heights and accommodation over 2 floors; however, the proposal would have accommodation over 3 floors.
As the majority of the property is set back on the plot is would result in only a small area of domestic curtilage to the rear which would be out of proportion to the dwelling. I acknowledge that the applicants would own the land to the rear; however, as it is within the Green Belt it could not be incorporated within the domestic curtilage.
There is scope for a double garage to the front but it should be detached from the main dwelling and single storey, with the fenestration of the main dwelling visible over to avoid large areas of blank stone. The garage gable facing the road should also incorporate some fenestration. I would also need to see a streetscape showing the height of the proposed dwelling compared to the Gate Inn to assess whether accommodation over 3 floors would be appropriate.
Afternoon James
I have been up to my neck with other projects and only just got round to making the suggested changes by yourself today so I extend my apologies!
Please find attached PDF amendments to your comments.
Looking again at the front elevation I agree that the roof of the garage does look top heavy. I have reduced the pitch to 35 degrees which does not look a million miles away from 40 degrees in terms of frontage from the highway. You will note (although not the same roof as the dwelling) I have added a hipped roof. By doing this and the positioning the hips one end from the road and the other end from the house just takes the emphasis of a potential overpowering roof to both highway and the house.
Please find attached a site plan @ 1.500 scale that shows the house and garage in context to the main road
The garage window on the front elevation has been removed for security reasons – another benefit of the hip roof is that it breaks the blank stone panel as this may have been the case having a gable end with stone all the way up to the ridge.
Please have a look through and let me know what you think – I am hoping this is resolving the issues you have. It's a great looking and sized house and will fit well into the context and agree with your issues re the garage. I hope this helps to clear the problems up so we can submit a full planning application.
Thanks Jonathan. I agree that seems to sort out the issues. An application can now be submitted inline with the latest drawings

6. 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

Are there any new public roads to be provided within the site? ( ) Yes (•) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (•) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (•) No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ( ) Yes (•) No

Have arrangements been made for the separate storage and collection of recyclable waste? ( ) Yes (•) No

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ○ Yes ◉ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Natural Stone

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Natural slate

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

aluminium

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Aluminium

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

TBC

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Tarmacadam

Description of *proposed* materials and finishes:

Tarmacadam or similar

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

TBC

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ◉ Yes ○ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

1917 001, 002, 003, 005

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	3	3
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☒	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐		

Other

Are you proposing to connect to the existing drainage system? ○ Yes ○ No ◉ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☐ Sustainable drainage system	☒ Main sewer	☐ Pond/lake
☐ Soakaway	☐ Existing watercourse	

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

14. Existing Use

Please describe the current use of the site:

Vacant

Is the site currently vacant? ◉ Yes ○ No

If Yes, please describe the last use of the site:

Existing pub that is partially demolished

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ○ Yes ◉ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

21. Site Area

What is the site area? 690 sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

n/a

Is the proposal for a waste management development? ○ Yes ◉ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

24. 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? (Please select only one)

◉ The agent ○ The applicant ○ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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 (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: Jonathan Surname: Lovatt

Person role: Agent Declaration date: 24/02/2012 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: Jonathan Surname: Lovatt

Person role: Agent Declaration date: 24/02/2012 ☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 24/02/2012