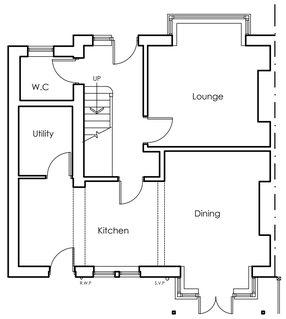
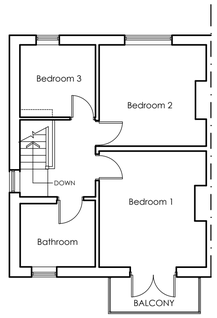
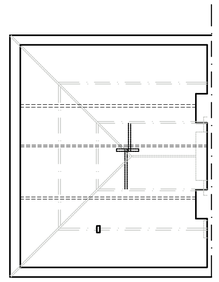


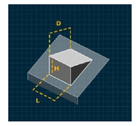
EXISTING GROUND FLOOR PLAN
SCALE 1:100



EXISTING FIRST FLOOR PLAN
SCALE 1:100



EXISTING SECOND FLOOR PLAN
SCALE 1:100



Height (metres): 2.7
Depth (metres): 3.6
Length (metres): 5.8
Total Volume: **28.19**
Calculate Volume
Reset

PROPOSED HIP TO GABLE ROOF VOLUME 17m3

PROPOSED DORMER 28.19m3

TOTAL ROOF VOLUME INCREASE = 45.33m3

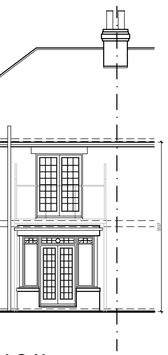
Permitted Development Statement

The proposed roof alterations have been assessed against Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The development is considered to comply with the relevant criteria as follows:

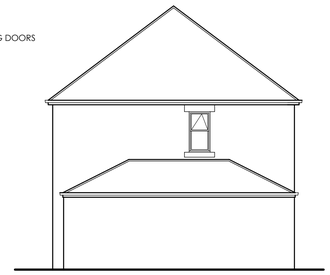
The total additional roof volume created by the hip-to-gable extension and rear dormer is approximately 45.33m³, which is below the 50m³ limit for a semi-detached/detached dwelling.
The dormer extension is located to the rear roof slope only and does not extend beyond the plane of the existing principal elevation fronting the highway.
No part of the development exceeds the height of the existing roof ridge.
The materials used will be similar in appearance to the existing dwelling.
The proposal does not include any verandas, balconies or raised platforms.
Any side-facing windows (if applicable) will be obscure glazed and non-opening below 1.7m.
The eaves of the original roof are maintained or reinstated where required.

Accordingly, the proposal constitutes Permitted Development and does not require planning permission.

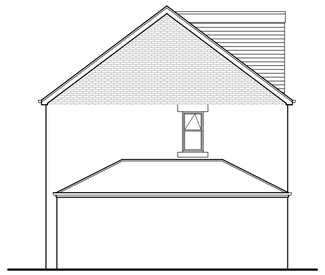


EXISTING REAR ELEVATION
SCALE 1:100

PROPOSED REAR ELEVATION
SCALE 1:100



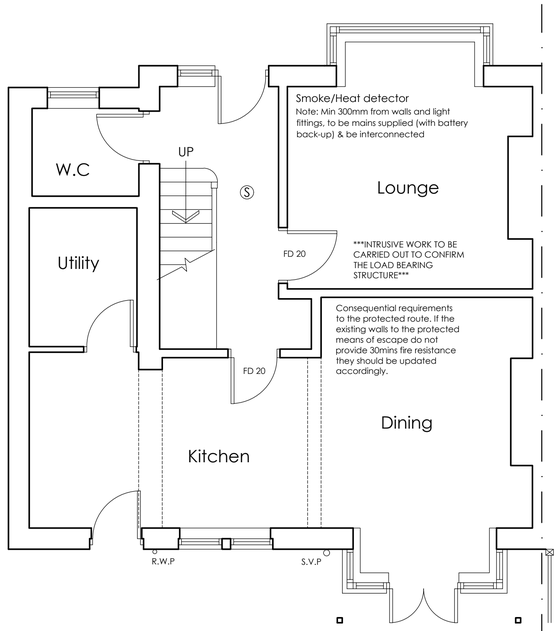
EXISTING SIDE ELEVATION
SCALE 1:100



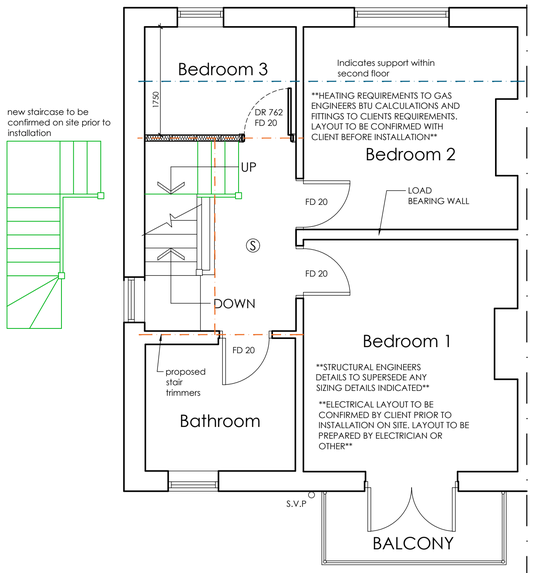
PROPOSED SIDE ELEVATION
SCALE 1:100

LOCATION PLAN
SCALE 1:1250

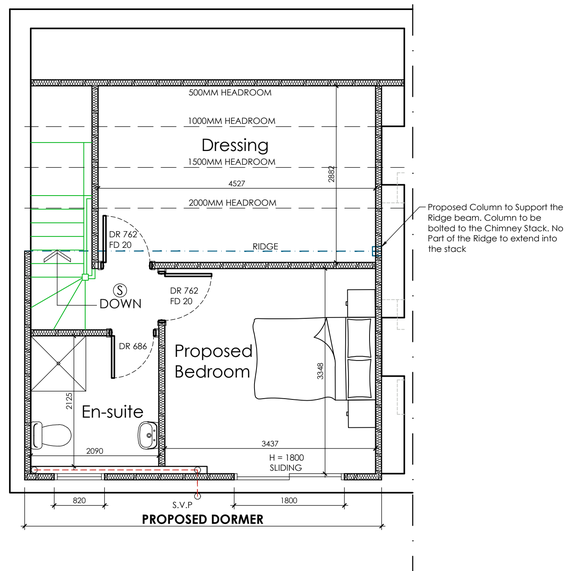
BLOCK PLAN
SCALE 1:500



PROPOSED GROUND FLOOR PLAN
SCALE 1:50



PROPOSED FIRST FLOOR PLAN
SCALE 1:50



PROPOSED SECOND FLOOR PLAN
SCALE 1:50

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Project. PROPOSED ALTERATIONS AT 25 STAINCROSS COMMON, STAINCROSS BARNSLEY, S75 6JD	Client. JOE ASHTON
Drawing Title. PLANS AND ELEVATIONS	Date. MARCH 2026 Scale. 1:50 & 1:100 @ A1
	Ref. 25–188 Dwg. No. 01 Rev. C

Date	Suffix	Description	Date	Suffix	Description
09/04/2026	A	REVISED TO CLIENTS REQUIREMENTS			
01/05/2026	B	ROOF VOLUME ADDED			
15/05/2026	C	SIDE ELEVATIONS ADDED			