BARNSLEY
Metropolitan Borough Council

Planning and Transportation Service
Barnsley MBC
PO Box 604
Barnsley
S70 9FE
developmentmanagement@barnsley.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling.
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 & Mrs	First Name:		Surname:	Colver
Company name:					
Street address:	Huthwaite Snug, Huthwaite Lane				
	Thurgoland		Telephone number:		
			Mobile number:		
Town/City:	BARNSLEY		Fax number:		
Country:			Email address:		
Postcode:	S35 7AF				

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	John	Surname:	Butterworth
Company name:	Architectural Drawings Ltd				
Street address:	44				
	Park Road		Telephone number:		01226240351
			Mobile number:		
Town/City:	BARNSLEY		Fax number:		
Country:			Email address:		
Postcode:	S70 1YE				info@architecturaldrawingsltd.co.uk

3. Description of Proposed Works

Please describe the proposed works:

Single storey and two storey rear extensions.

Has the work already been started without planning permission? ( ) Yes (•) No

4. Site Address Details

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

House: Suffix:

House name: Huthwaite Snug

Street address: Huthwaite Lane

Thurgoland

Town/City: BARNSLEY

Postcode: S35 7AF

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

Easting: 428843

Northing: 400304

Description:

5. 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

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

If Yes to any questions, please show details on your plans or drawings and state their reference number(s):

Widening of existing parking to frontage.

6. 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: Mrs First name: Georgina Surname: Brayford

Reference: 2017 ENQ 00127

Date (DD/MM/YYYY): 05/04/2017 (Must be pre-application submission)

Details of the pre-application advice received:

Thank you for completing the Minor Development Pre-Application Advice Request Form which allows the Council to provide pre-application advice regarding your proposal. We spoke over the phone about the 100% allowance over what was original in 1948. If the proposal meets the criteria in terms of floor area and is in matching materials to the existing property, I can confirm that in principle I have no adverse objections to the proposal.

For semi-detached properties two storey rear extensions should generally be designed with a rear projection of less than 3.5m. Given the distance away from the attached property and the orientation of the proposal, a further allowance will be applied. Furthermore, the attached property projects to the rear further than the host which will give rise to further allowance.

The site layout plans state that the scale is 1:100 at A3, but by my calculations I believe this plan to scale at 1:200, therefore I have measured the rear extension forming the dining room and bedroom at a projection of 5.3m. If this is incorrect then I will need amended plans. As the proposed rear projection is over the usual threshold, depending on the impact to the neighbouring property and the outcome of the consultations, we may ask for a reduction in the rear projection of the two storey element. If the window is not from a habitable room then in principle this may be acceptable.

As it is unclear if the neighbouring property has habitable room windows close to the adjoining boundary it is hard to say how the proposal would impact in terms of residential amenity. I am afraid that this can only be established during the consultation process as part of the application, as consultations are not sent out at pre-application stage.

The Council has based this advice on the information submitted by you. If any part of it changes, or information has been withheld, then this advice may not be accurate, and the Council cannot be held responsible for any subsequent problems which may arise.

If the property is/or was formally owned by the local authority you may also require written permission from the landlord and you must request permission in writing from Berneslai Homes before commencing any works. The address to write to is Berneslai Homes, PO Box 627, Barnsley, S70 6FZ.

Please note that the views expressed in this email are the informal opinions of officers based on the information available at present. They are not binding on the council, who will determine your planning application.

I hope this information is useful. Please contact the Planning Department if you require any further advice.

6. Pre-application Advice

Yours sincerely
Mrs Georgina Brayford MSc

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ○ Yes ◉ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ○ Yes ◉ No

8. Parking

Will the proposed works affect existing car parking arrangements? ◉ Yes ○ No

If Yes, please describe:

Additional 2 spaces to frontage

9. 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

10. 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

11. Materials

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

Doors - description:
Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

Timber.

Roof - description:
Description of *existing* materials and finishes:

Stone

Description of *proposed* materials and finishes:

Artificial stone & GRP.

Vehicle Access - description:
Description of *existing* materials and finishes:

Graveled parking

Description of *proposed* materials and finishes:

Graveled parking to match existing

Walls - description:

11. Materials

Description of *existing* materials and finishes:

Coursed Stone

Description of *proposed* materials and finishes:

Coursed stone & Timber cladding

Windows - description:

Description of *existing* materials and finishes:

timber

Description of *proposed* materials and finishes:

timber

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:

747-01
747-02

12. Certificates (Certificate A)

Certificate of Ownership - Certificate A
Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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 to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding *("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act)*.

Title: Mr First name: John Surname: Butterworth

Person role: AGENT Declaration date: 06/04/2017 ☑ Declaration made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑ Date 06/04/2017