

2025/0196

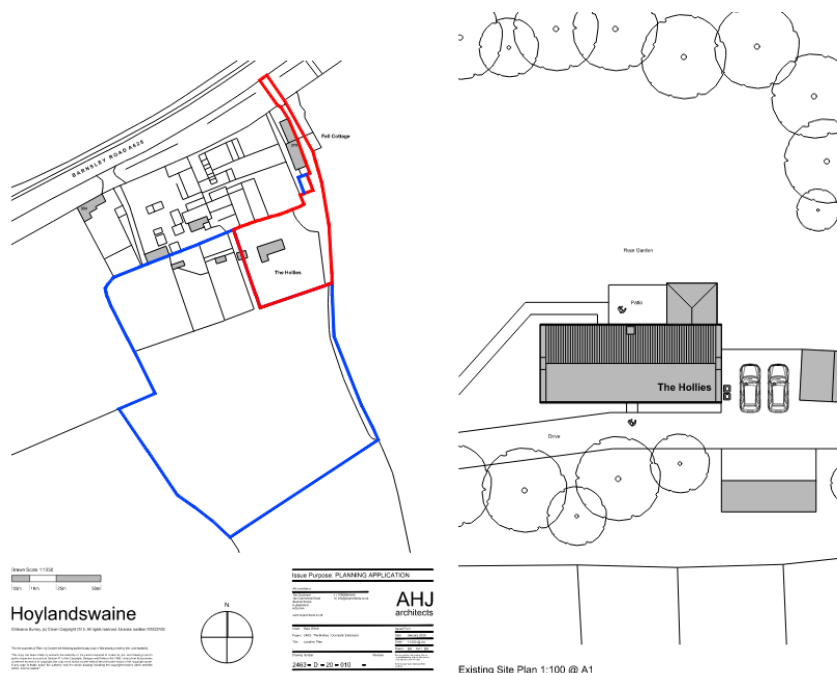
**Applicant:** Mr and Mrs Conrad

**Development:** Lawful development certificate for proposed development of two storey rear extension and front entrance porch to dwelling

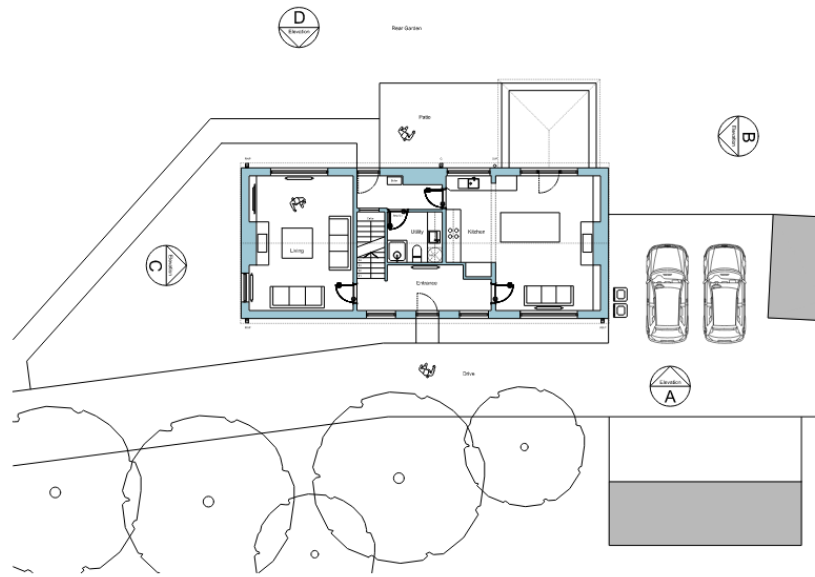
**Address:** The Hollies, Barnsley Road, Hoylandswaine, Sheffield, S36 7HE

## Site Description

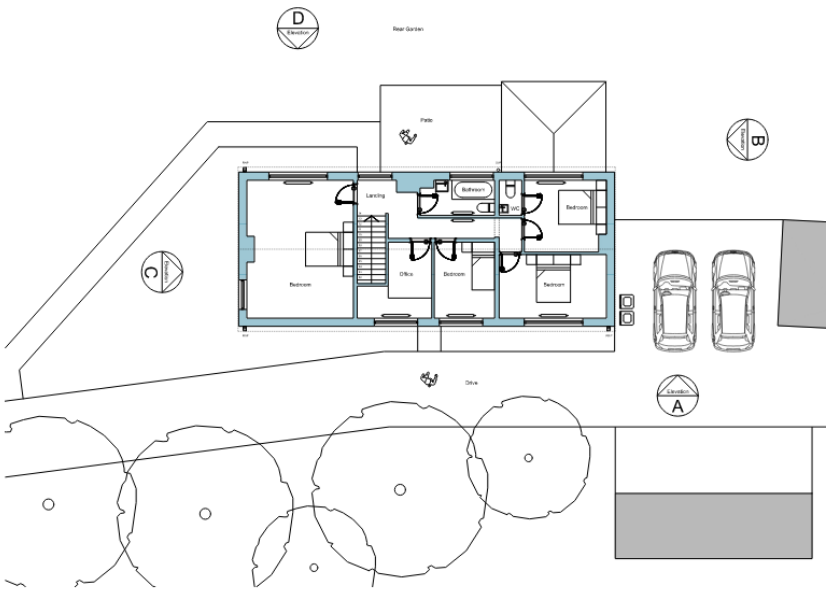
The site is located to the rear of 370 Barnsley Road in Hoylandswaine accessed from a private drive off Barnsley Road. The site is located within Green Belt. The host property is The Hollies which is a large dwelling located within a large curtilage. The land surrounding the property falls within the same ownership as shown on the plan. The property is a large red brick, two storey dwelling designed with a pitched roof. There is an existing conservatory to the rear and a number of outbuildings located around the garden area. There is an existing detached garage associated with the property which is located at the top of the private drive.



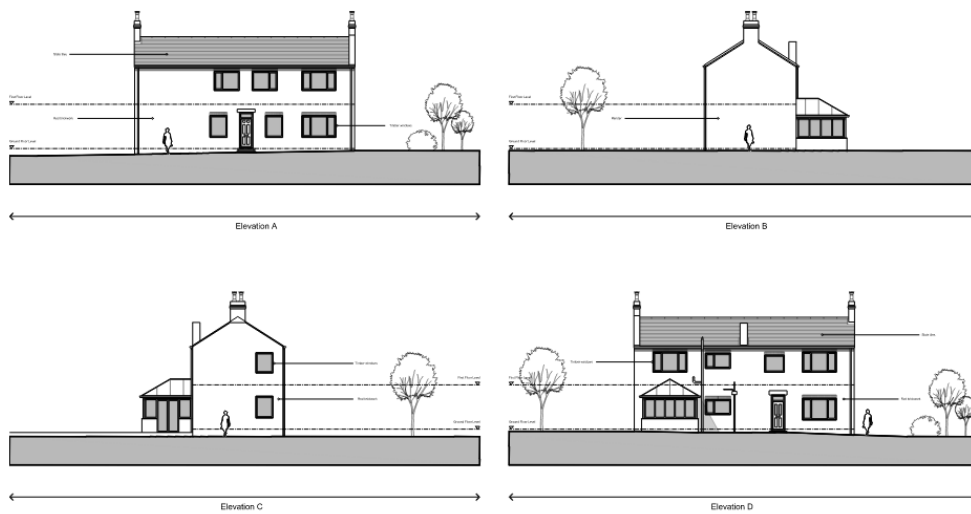
Existing Site Plan 1:100 @ A1



Existing Ground Floor Plan 1:50 @ A1



Existing First Floor Plan 1:50 @ A1



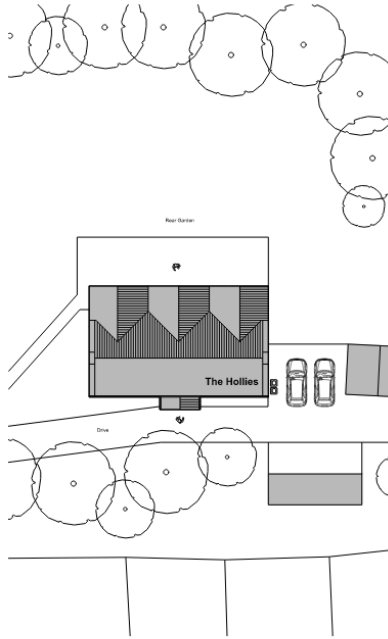
## **Proposed Development**

The application is for a certificate of lawfulness for the erection of a two-storey rear extension and a front porch to the dwelling at The Hollies, Barnsley Road under Section 192 of the Town and Country Planning Act 1990. Section 192 (1) provides that if any person wishes to ascertain whether any operations proposed to be carried out in, on, over or under land, would be lawful, may make an application for the purpose to the local planning authority specifying the land and describing the use or operations in question. Section 192(4) then provides that if, on an application under this section, the local planning authority are provided with information satisfying them that the use or operations described in the application would be lawful if instituted or begun at the time of the application, they shall issue a certificate to that effect; and in any other case shall refuse the application.

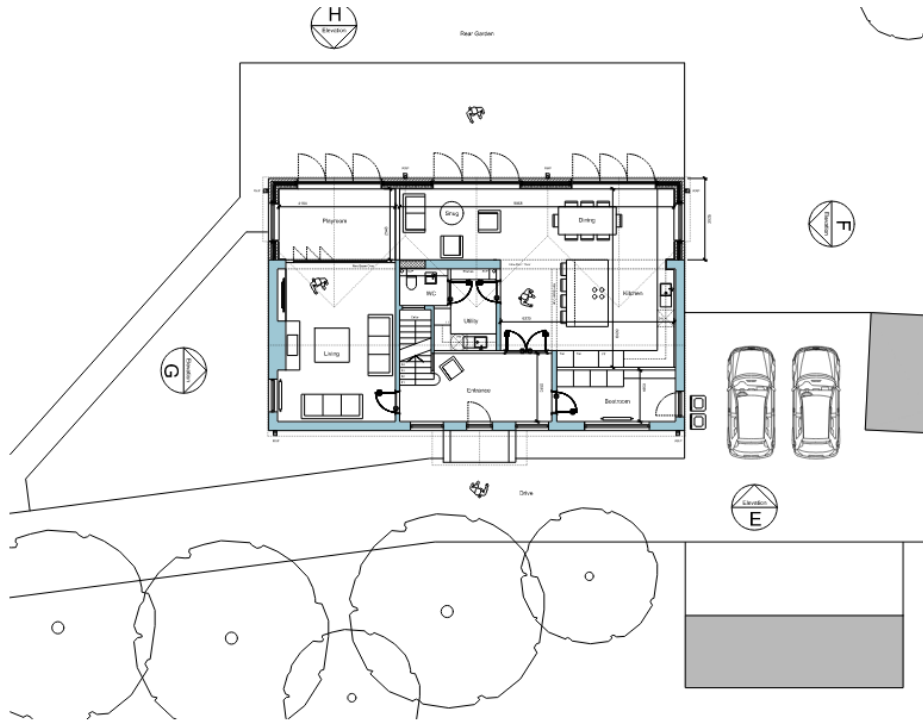
The applicant has submitted the following plan in support of their LDC application:

- 2463-D-20-010 Location Plan
- 2463-D-20-011 Existing and Proposed Site Plans
- 2463-D-20-012 Existing Ground Floor Plan
- 2463-D-20-013 Existing First Floor Plan
- 2463-D-20-014 Proposed Ground Floor Plan
- 2463-D-20-015 Proposed First Floor Plan
- 2463-D-20-016 Existing Elevations
- 2463-D-20-017 Rev A Proposed Elevations

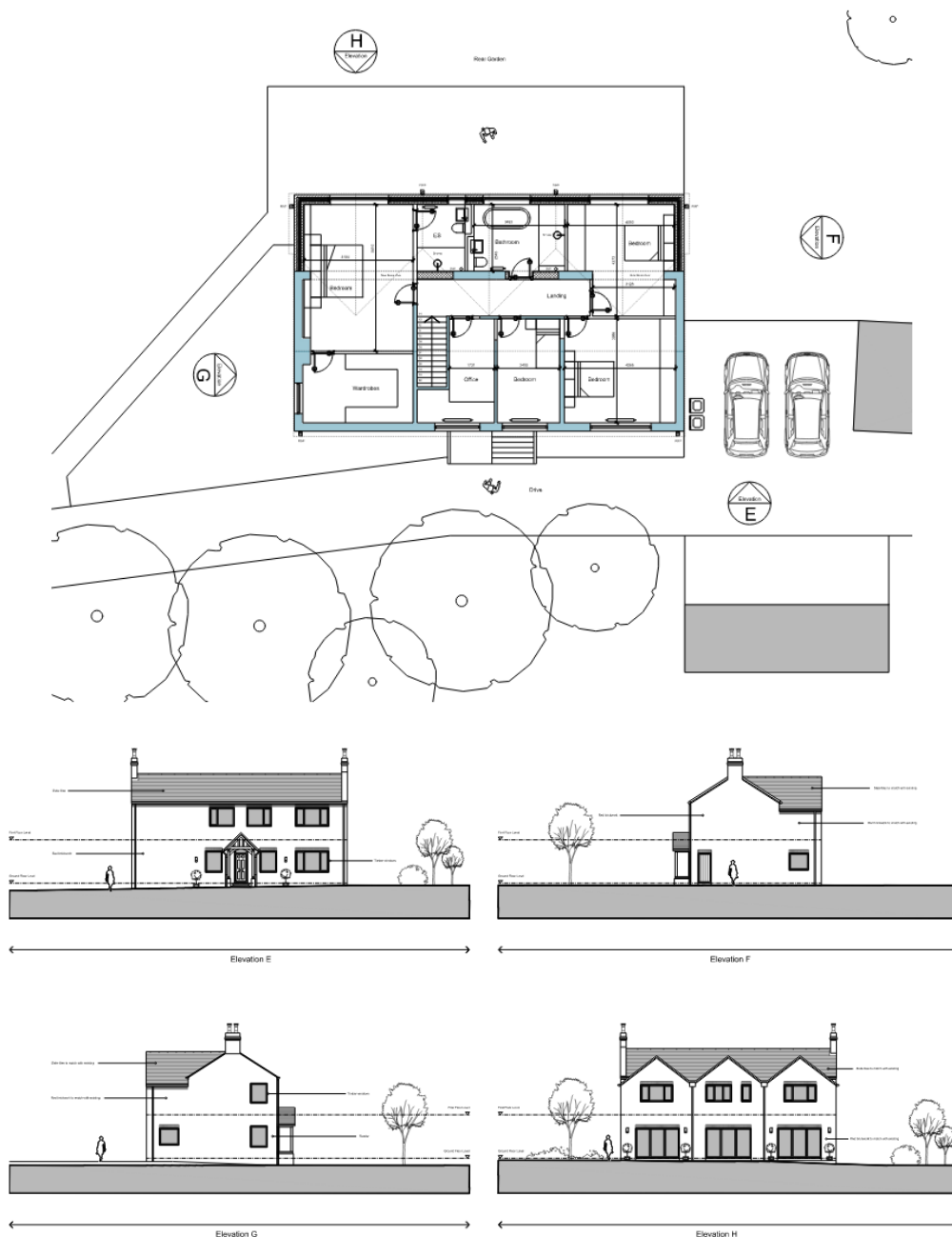
On the submitted plans the proposed two-storey extension will project 2.29m from the rear elevation of the dwelling. The eaves and total height will not be higher than the existing. The proposed extension is located more than 7m away from the boundary. The materials used will be matching materials in line with the conditions set out in Class A of Schedule 2, Part 1 of the GPDO. The submitted plans also propose the erection of a porch on the front elevation of the property. The proposed porch will measure 2.97m<sup>2</sup>, 3m in height and will be located over 2m away from the highway in line with the conditions set out within Class D of Schedule 2, Part 1 of the GDPO.



Proposed Site Plan 1:100 @ A1



Proposed Ground Floor Plan 1:50 @ A1



## History

2024/0846 Demolition of rear conservatory, erection of single and 2 storey (part) rear extension, and erection of new entrance porch to front of 2 storey detached dwelling. – Withdrawn

## Policy Context

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) states that two-storey extensions, extending beyond the rear of the original house by no more than 3 metres (if a detached house) and that are not within 7m of any boundary, can be erected without the need to submit a planning application.

Development is not permitted if:

- a. permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);
  - b. as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
  - c. The height of the part of the dwellinghouse enlarged, improved, or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;
  - d. The height of the eaves of the part of the dwellinghouse enlarged, improved, or altered would exceed the height of the eaves of the existing dwellinghouse;
  - f. Subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and —
    - (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
    - (ii) exceed 4 metres in height;
  - g. for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would not have a single-storey and:
    - i. Extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
    - ii. Exceed 4 metres in height
  - h. The enlarged part of the dwellinghouse would have more than a single storey and –
    - i. Extend beyond the rear wall of the original house by more than 3 metres, or
    - ii. Be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse
  - i. The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;
  - j. the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—
    - (i) exceed 4 metres in height,
    - (ii) have more than a single storey, or
    - (iii) have a width greater than half the width of the original dwellinghouse; or
  - k) it would consist of or include—
    - (i) the construction or provision of a veranda, balcony or raised platform,
    - (ii) the installation, alteration, or replacement of a microwave antenna,
    - (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
    - (iv) an alteration to any part of the roof of the dwellinghouse.
- Development is permitted by Class A subject to the following conditions—

- a. the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- b. any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be —
  - (i) obscure-glazed, and
  - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and
- c. where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) states that the erection or construction of a porch outside any external door of a dwellinghouse that is no more than 3m in height, and 3m<sup>2</sup> in size, can be erected without the need to submit a planning application.

Development is not permitted by Class D if—

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);
- (b) the ground area (measured externally) of the structure would exceed 3 square metres;
- (c) any part of the structure would be more than 3 metres above ground level; or
- (d) any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway.

## **Consultations**

None

## **Assessment**

Class A permits extensions to domestic dwellings where certain criteria are met. The dwelling is detached, and as such, permitted development rights allow homeowners to erect a two-storey rear extension up to 3 meters in projection and more than 7m away from any boundary. Class D permits the erection of a porch to domestic dwellings where certain criteria are met. Permitted development rights allow homeowners to erect a porch extension up to 3m<sup>2</sup> in size, up to up to 3m in height, and more than 2m away from the boundary with a highway.

Having checked these specifications, as well as other supplementary specifications of the plans within Class A and Class D of the GPDO, the extension and porch would comply with this legislation, and they would meet permitted development rights and therefore the lawful development certificate should be granted.

## **Recommendation**

Approved subject to condition