

Evidence to verify the application for a Lawful Development Certificate for construction of a balcony at 20 Midland Road, Royston S71 4QP.

The balcony was constructed to provide outdoor amenity space at 20 midland road in the absence of garden at the front or rear of the property (please refer to Planning Statement). The balcony has been used by both owners and tenants at 20 Midland Road for this purpose since its construction.

The construction is longstanding. Satellite imagery clearly shows the balcony to have been in place prior to June 2009 and has therefore been in use for a period of 12 years or more (please refer to photo record submitted with this application). Personal communication with the former owner and landlord at 20 Midland Road indicates that the balcony was erected at her instruction in December 2003 (please refer to signed statement from Mrs Jill Smith which accompanies this submission).

Substantial completion of the construction was greater than 4-years prior to the date of this application. As far as is understood, no formal complaints or objections have been raised by Barnsley MBC or by local residents regarding the balcony since its construction. It is requested therefore that the construction should be considered lawful by Barnsley Council under the 4-year rule and that a Certificate of Lawfulness be issued as described under Section 171B and Section 191 of the Town and Country Planning Act 1990.