

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Surname

Graham

Company Name

Address

Address line 1

10 Tivy Dale Close

Address line 2

Cawthorne

Address line 3

Town/City

Barnsley

County

South Yorkshire

Country

UK

Postcode

S75 4ER

Are you an agent acting on behalf of the applicant?

Yes

No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Proposed dormers/dormer amendments to form master bedroom suite, new detached garage, alterations to landscaping in front of dwelling and new dropped kerb.

Has the work already been started without consent?

Yes

No

Materials

Does the proposed development require any materials to be used externally?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Brickwork Cladding

Proposed materials and finishes:

Stone Cladding Render

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

3363-CDA-00-SP-DR-A-0001B - Existing Site
3363-CDA-00-SP-DR-A-0100 - Existing Plans
3363-CDA-00-SP-DR-A-0200A - Existing Elevations
3363-CDA-00-SP-DR-A-0400C - Site and Location Plan
3363-CDA-00-XX-DR-A-0402B - Proposed Elevations
3363-CDA-00-XX-DR-A-0404A - Proposed Street Scene
3363-CDA-00-ZZ-DR-A-0401D - Proposed Plans
3363-CDA-00-XX-DR-A-0403B - Garage - Proposed Plans and Elevations

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes
 No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes
 No

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 numbers:

3363-CDA-00-SP-DR-A-0400A - Site and Location Plan - Option 3

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

If Yes, please describe:

It will provide our client with a safer and larger parking area.

Biodiversity net gain

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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?

- The agent
 The applicant
 Other person

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

2025-ENQ-00287

Date (must be pre-application submission)

07/04/2025

Details of the pre-application advice received

Email from Robert Payne as follows:

I am writing in relation to your planning enquiry to Barnsley Metropolitan Borough Council regarding proposals for a '2 storey extension and remodel to increase overall dwelling size with associated garage. Inclusive of full external renovation'. Based upon the information supplied and checks carried out, as you are probably aware, the proposals would require the following consent from the council.

a. Householder Planning Consent

In more detail, I have checked, and the house has had three previous planning application for works to extend the dwelling and create a new garage. As these were completed in the 1970's and 1982, I do not have the files to check the exact works or any conditions. If a full planning application was submitted, these may be recalled from the archives, if available. The area is not within the Cawthorne conservation area but is within the buffer zone for Cannon Hall farm and falls within the Cawthorne neighbourhood plan. I do not believe either of these would cause significant issues for a householder application.

Regarding the proposal, if as I incorrectly assumed it was located on Tivy Dale Drive, instead of Tivy Dale Close, I believe there may have been a good chance of the proposals being approved. I cannot guarantee that, nor could I rule out the proposals being approved here, but I am very cautious, given the bold design and the immediate street scene being reasonably uniform. The closest deviation from this would be the adjacent neighbour of No.8, but they have a large hedge diffusing the view of their dwelling, initially I missed this house and noticed No 6, which appears to be like what you are proposing.

The first concern would be the use of too many materials, brick, render, dark grey cladding? And wood cladding? I believe the render alone may be difficult to gain approval for but there is precedent on the street for render. The box dormers, although abundant within the street scene are generally not considered as a good design feature and making them more prominent through the use of uncommon materials within the street scene would again be difficult to gain approval for. The amount of glazing within the front elevation is also a concern, whilst again common on other dwellings on Tivy Dale Close, the immediate street scene is devoid of such features, and being within a prominent corner position, it would be difficult to justify such a design feature.

Overall, the design is a bold, contemporary style renovation of a traditional bungalow, which in all honesty looks great, unfortunately the location of the dwelling does not lend itself to such a design. However, this is my opinion and as with all applications, if this arrived in my inbox as an application, I would try my best to get it approved but do have realistic expectations of it being rejected (not refused) without some significant (negotiated) amendments.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

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

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes

No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

Yes

No

Is any of the land to which the application relates part of an Agricultural Holding?

Yes

No

Certificate Of Ownership - Certificate A

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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant

The Agent

Title

Mr

First Name

Harry

Surname

Hillcoat

Declaration Date

03/03/2026

Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Harry Hillcoat

Date

03/03/2026