

Application for Planning Permission.
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. Site Address

Number	
Suffix	
Property name	Dick Royd Farm
Address line 1	Brook Hill Lane
Address line 2	Dunford Bridge
Address line 3	
Town/city	Barnsley
Postcode	S36 4TG

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

Easting (x)	417348
Northing (y)	402976

Description

2. Applicant Details

Title	
First name	john
Surname	foster
Company name	
Address line 1	dick royd farm
Address line 2	brook hill lane
Address line 3	brook hill lane
Town/city	sheffield
Country	

2. Applicant Details

Postcode

s36 4tg

Primary number

Secondary number

Fax number

Email address

Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the measurement of the site area?
(numeric characters only).

10117

Unit

sq.metres

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Dick Royd Farm
Brook Hill Lane
Townhead
Sheffield

S36 4TG

Application for Planning and Listed building consent for replacing single glazed windows panes at above address

Background

Dick Royd Farm is a residential property set in 2.5 acres of land. The original farm house has been extended in recent years (see planning application reference 2012/0605) to incorporate a barn conversion and a holiday let. A rear extension at the farm house has also been rebuilt to create a second entrance to the farm house (see planning application reference 2015/0339). The main farm house at Dick Royd Farm is a grade II listed structure.

Current Situation
The single glazing at the property renders it cold, encourages a good deal of condensation and allows water ingress through the joins in the leaded lights in adverse weather conditions. The condensation and water ingress are damaging the property and the lack of insulation is making the property uneconomic to heat, environmentally unfriendly and uncomfortable to live in.

All new window openings at Dick Royd Farm have been glazed using double glazing units in line with the planning permission granted at the time. The main farm house is currently glazed with single leaded glazing. The non opening windows at the farm house consist of single glazing set into a stone surround and have no frame. The opening windows are metal frames with single glazing attached to the face of the metal frame.

Proposal
We are proposing to replace the existing single glazing with double glazed units. Where window frames exist, we propose to keep those frames and simply replace the glazing. The existing glass, with leading, is approximately 9mm thick.

The new units would be 12mm thick consisting of 4mm glass on the internal pane, 4mm cavity incorporating antique leading using heritage glazing bar and 4mm glass with antique leading externally. The new glazing units set directly into the stone would be re-sealed using colour matched trowel mastic.

Has the work or change of use already started? ☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

The building is our current home and is purely residential.

Is the site currently vacant? ☐ Yes ☒ No

Planning Portal Reference: PP-08208794

6. Existing Use

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

- Land which is known to be contaminated

☐ Yes ☒ No
- Land where contamination is suspected for all or part of the site

☐ Yes ☒ No
- A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes ☒ No

7. Materials

Does the proposed development require any materials to be used?

☒ Yes ☐ No

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

Windows	
Description of existing materials and finishes (optional):	The main farm house is currently glazed with single leaded glazing. The non opening windows at the farm house consist of single glazing set into a stone surround and have no frame. The opening windows are metal frames with single leaded glazing attached to the face of the metal frame.
Description of proposed materials and finishes:	We are proposing to replace the existing single glazing with double glazed units. Where window frames exist, we propose to keep those frames and simply replace the glazing. The existing glass, with leading, is approximately 9mm thick. The new units would be 12mm thick consisting of 4mm glass on the internal pane, 4mm cavity incorporating antique leading using heritage glazing bar and 4mm glass with antique leading externally. The new glazing units set directly into the stone would be re-sealed using colour matched trowel mastic.

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

'Photograph 1' shows an example of a window already completed on the face of the building as part of planning application 2012/0605. The proposal is to continue this style of glazing for all windows that are currently single glazed.

'Photograph 2' shows a picture of an existing single glazed unit.

'Photograph 3' shows a picture of the inner south elevation

'Site Plan' gives a view of the overall scale and layout of the dwelling, including the farm house.

'Site Location' gives a view of the location of Dick Royd Farm

8. Pedestrian and Vehicle Access, Roads and Rights of Way

- Is a new or altered vehicular 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
- Are there any new public roads to be provided within the site?

☐ Yes ☒ No
- Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No
- Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

9. Vehicle Parking

Is vehicle parking relevant to this proposal?

☐ Yes ☒ No

10. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☐ Main sewer

☐ Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

13. Foul Sewage

- ☐ Mains Sewer
☒ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☒ Yes ☐ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

The only waste will be the old glass with leading. The lead and glass will be sent for recycling.

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes ☒ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

18. Employment

Will the proposed development require the employment of any staff?

☐ Yes ☒ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

The glass will be replaced by the home owner using basic hand tools. No machinery will be required.

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

22. 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

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

24. 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.

☐ Yes ☒ No

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?

25. Ownership Certificates and Agricultural Land Declaration

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* 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	john
Surname	foster
Declaration date (DD/MM/YYYY)	08/10/2019

☒ Declaration made

26. 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. ☒

26. Declaration

Date (cannot be pre-application)

08/10/2019