

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. Site Address

Number	171
Suffix	
Property name	
Address line 1	Manchester Road
Address line 2	Thurlstone
Address line 3	
Town/city	Barnsley
Postcode	S36 9QS
Description of site location must be completed if postcode is not known:	
Easting (x)	422921
Northing (y)	403402
Description	

2. Applicant Details

Title	
First name	Emily
Surname	Vickers
Company name	
Address line 1	171
Address line 2	Manchester Road
Address line 3	Thurlstone
Town/city	Barnsley
Country	

2. Applicant Details

Postcode

S36 9QS

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. Description of Proposed Works

Please describe the proposed works:

We would like to build a porch extension to the side of our property. The extension will be constructed in local stone, darkened to blend with the existing stone on the main property, with an oak canopy. We will match the slate used on the roof to the garage and house roofs. The proposed development is for the erection of a single-storey porch to the side elevation of the dwelling. The porch will project 1.8m from the side elevation with a lean-to roof with a height of 2.7m to the eaves and 3.4m to the lean-to roof ridge at the highest point. All of the external materials are similar in appearance to the existing house. The extension measures 5500 front to back and 1826 wide. It is set back from the front elevation of the house. The extension will be sited on our drive - which is located between the main house and our garage. There will still be space for 3 cars on the drive and one in the garage when the works are completed. The extension will become the principle entrance to the property, housing storage for coats and shoes, and a downstairs WC.

Has the work already been started without consent? ☐ Yes ☒ No

5. 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):

Walls

Description of existing materials and finishes (optional):	The main house is constructed from punched local stone which has darkened over time. The garage is constructed from local stone which is not punched, and is not as old, so it is lighter than the main house. The property also has a number of walls holding back the garden. These are constructed with unpunched local stone which is the same tone as the main house.
Description of proposed materials and finishes:	Unpunched local stone darkened to blend with main house.

Roof

Description of existing materials and finishes (optional):	Welsh slate
Description of proposed materials and finishes:	Natural state to match existing

Windows

Description of existing materials and finishes (optional):	White UPC with leading
Description of proposed materials and finishes:	White UPC with leading

5. Materials

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Composite door. Colour undecided.

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☐ Yes ☒ No

6. 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

7. 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

8. Parking

Will the proposed works affect existing car parking arrangements? ☒ Yes ☐ No

If Yes, please describe:

As marked on the plans, we will be able to fit 3 cars on the drive and one in the garage after the works are completed.

9. 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

10. 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	
First name	
Surname	
Reference	2020/ENQ/00042
Date (Must be pre-application submission)	
	17/01/2020

10. Pre-application Advice

Details of the pre-application advice received

Nathan has advised:

Having checked the plans provided against the specifications within the GPDO, I can confirm that the proposed development would require a planning application for the following reason:

1. The proposal is a side extension sited in the Thurlstone Conservation Area. Planning permission is always required for such extensions within Conservation Areas.

As such, a householder application would be required for this development which carries a fee of £206 and typically takes between 6 and 8 weeks for a decision to be made.

The extension is a very minor development which is situated at a reasonable distance (approximately 17m) from the nearest affected residential property – no. 167 – with a detached garage in between, which I believe also falls within your curtilage. As such, I don't believe that this development would have a detrimental impact upon the residential amenity of any neighbouring properties in the way of overshadowing or overlooking. I also don't think it will be overbearing in any way given it is of a small nature.

The main consideration will be in terms of general design and its impact upon the Conservation Area. I have spoken to the Conservation Officer who has mentioned that he has discussed this proposal with yourself on a couple of occasions and has raised no objections. In terms of general design, the lean-to roof design is typical of a side extension such as this and the structure is fairly small which I argue would complement and respect the existing dwelling and surrounding area. Subject to the use of appropriate materials (which you have mentioned in your covering letter), I have no issue in terms of design. Should a forthcoming application be submitted, we would work closely with Tony Wiles (Conservation) to achieve a good quality of external materials.

You have also mentioned that the porch will partially be sited on the driveway of your property but at least 3 off-street parking spaces will be retained. The policy states that one off-street parking space is required for 1 or 2 bedroomed properties with at least 2 parking spaces for 3+ bedroomed. I believe your house is a 3 bedroomed property so if you can show on the plan that 2 off-street parking spaces are retained, this is acceptable. Parking spaces should be at least 2.5m in width and 5m in length. I note that you have a garage on site too, if this is used for parking, it should be shown as such on the site plan.

All in all, I don't envisage any concerns being raised should you wish to submit an application for this development.

Additionally, I have checked with a Building Control Surveyor and the proposal would require Building Regs approval and an application will need to be submitted to them for the proposed development.

11. 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?

12. 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

First name

Surname

Declaration date (DD/MM/YYYY)

☒ 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 (cannot be pre-application)

30/01/2020