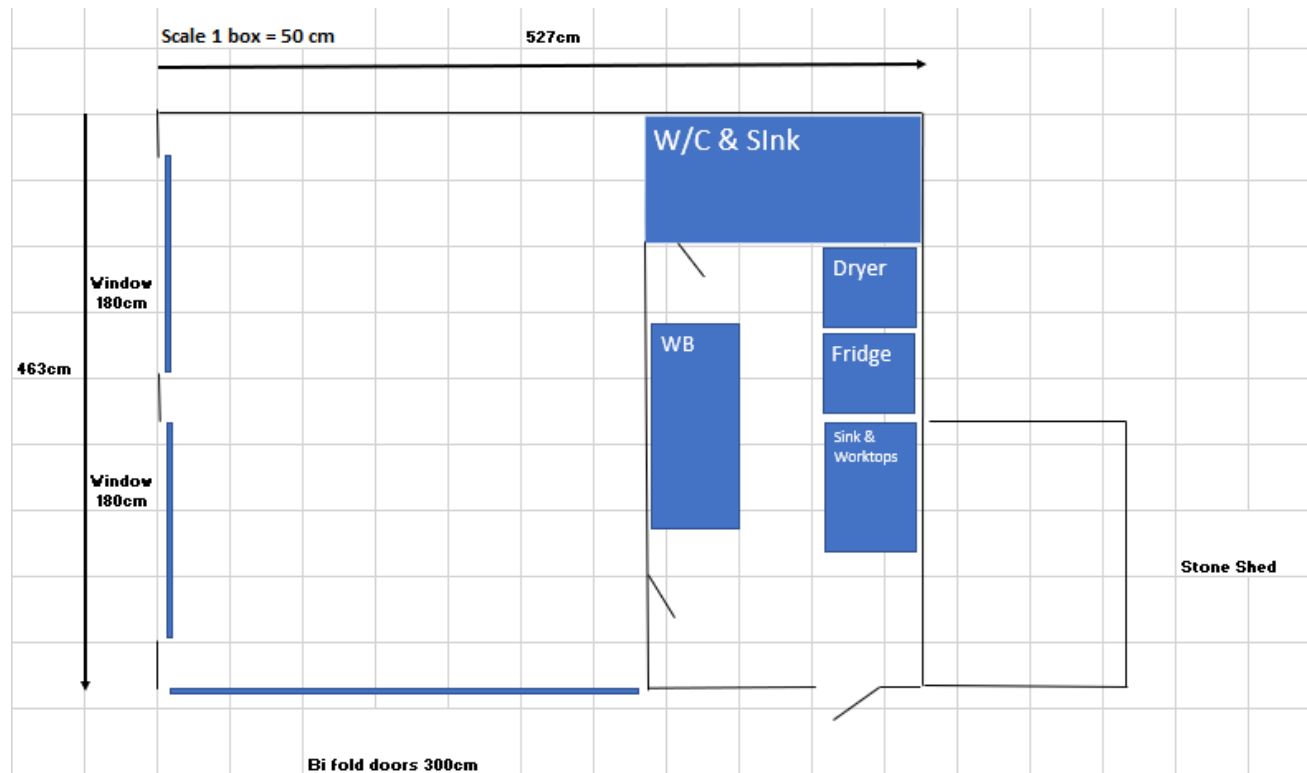


- Need extra space for young family
- Existing Garage built circa 2008 – convert to utility room and living space
- No footprint changes
 - External changes:
 - Remove garage door and replace with 3rd support column and 2 windows
 - Remove partial wall and replace with 3 metre Bi-Fold doors
 - Water supply in and drain out for toilet and waste water (current drain is 5M away)
- Garage will remain a parking space
- Reinstatement of former out building with Stone shed – in keeping with garage and house stone work
 - One door and 1 window
- All material will be in keeping and sympathetic with the house and listed heritage and will enhance the look of the existing garage

13 Skiers Hall (S74 8EU)

Garage Conversion & Stone Shed

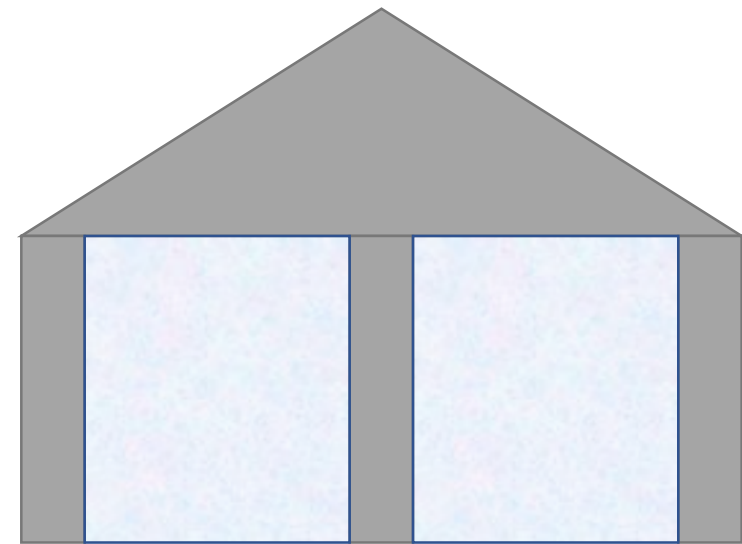
Existing Garage and Reinstatement of out building



- Garage is 7 M from House



Current



Add 3rd Support column and 2 windows



Plan



Now



Plan



Now



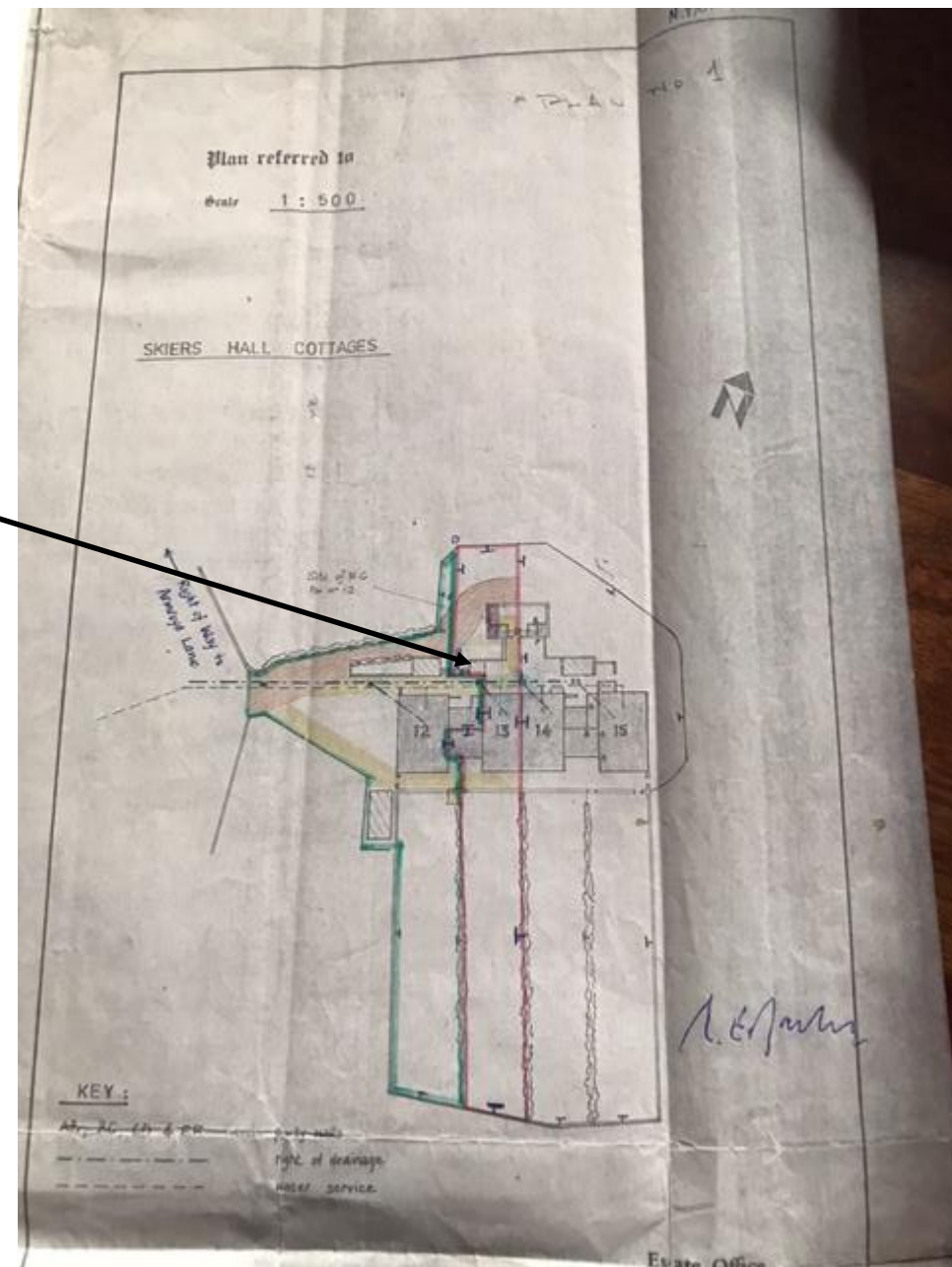
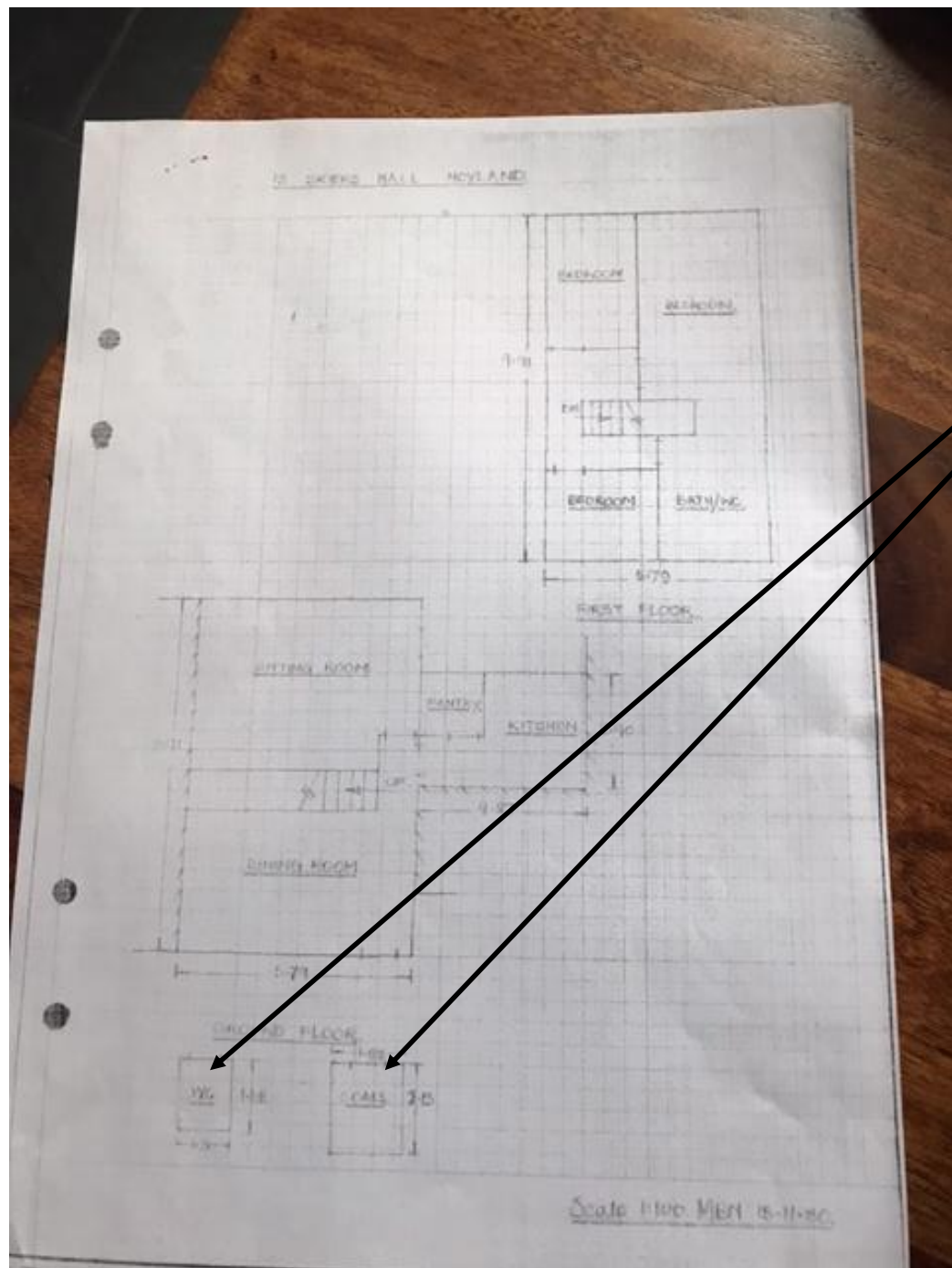
Bi Fold Doors

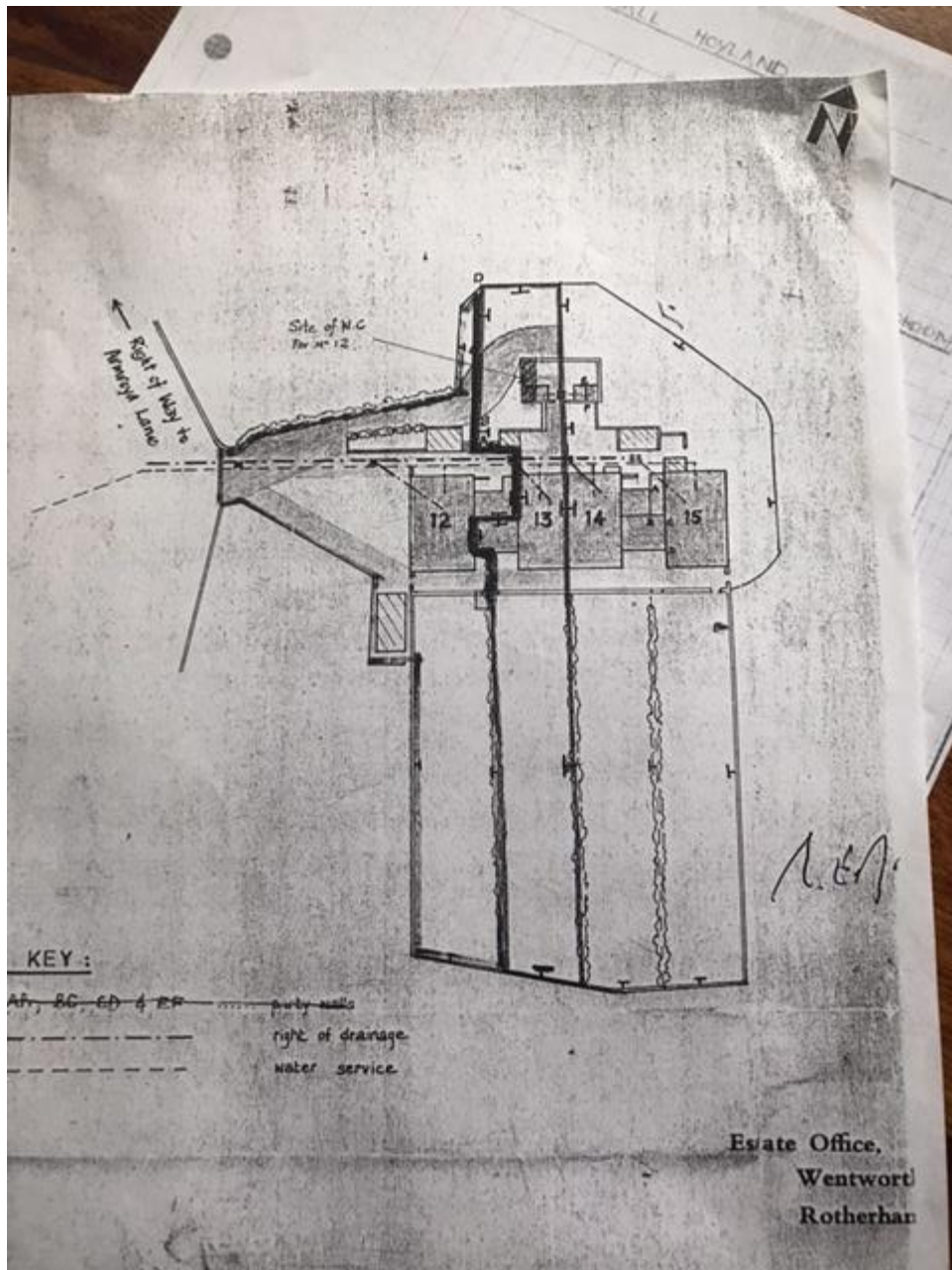


Plan



Reinstate Out building
Stone Shed





Drain Plans
And original
Garage consent
letter

 **BARNSLEY**
Metropolitan Borough Council

Planning and Transportation Service
Assistant Director : Ruth Middleton BA (Hons), MRTPI, Dip Surv
Development Control Section
Central Offices, Kendray Street, Barnsley, S70 2TN
Tel: (01226) 770770 Fax: (01226) 772591
Email Address : DevelopmentControl@barnsley.gov.uk

My Ref. DC/JHY/07/0498 Your Ref.

Date: 17th April 2007 Enquiries to: Mr James Hyde Dial Direct (01226) 772683

Dear Mr & Mrs Lambert

RE: Planning Application – 2007/0498 – 13 Skiers Hall, Elsecar

I am writing with regard to your recent planning application for a detached garage at the above address.

After careful consideration of the application it has been determined to be permitted development, therefore, not requiring planning permission. The reasons for this are listed below;

- o Planning permission is required if the development is in between the dwelling and the highway, however, the road serving the garage is a private road and not classed as a highway in planning law.
- o Permission is not required if the development is over 20 metres away from the nearest highway, Armoyd Lane is over 100 metres away.
- o The garage is over 5 metres away from the dwelling which means it is not included in the cubic content allowance. Therefore, up to 50% of the garden area can be developed without planning permission as long as it is less than 4 metres in height.
- o The garage is less than 4 metres in height from the adjacent ground level.

The proposal is therefore exempt from planning control and is considered permitted development under the Town and Country Planning (General Permitted Development) Order 1995.

If you require any further information or assistance in this matter please do not hesitate to contact me on the above number.

8/05/07 spoke Peter Martyn.

Mr & Mrs Lambert
13 Skiers Hall
Elsecar
Barnsley
South Yorkshire
S74 8EU

• can build anytime
• need to contact building control to inspect footings (may be a charge) when we begin
• £135 to be refunded build