

~~All new applications and amendments submitted between Monday 17th and Friday 21st February 2025 may incur a delay in being~~

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

OSCAR

Surname

MANTERFIELD

Company Name

Address

Address line 1

34 Westgate

Address line 2

Monk Bretton

Address line 3

Town/City

Barnsley

County

South Yorkshire, England

Country

United Kingdom

Postcode

S71 2DJ

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

The proposed works comprise a new single-storey side extension to the west of the property and a replacement single-storey extension to the east, which enlarges and upgrades an existing conservatory. A new pitched-roof dormer is proposed to the western roof slope to provide additional space within the existing loft. External materials will include natural stone, selected to reflect the surrounding context and boundary wall, and steel cladding panels to match and compliment the original red brickwork to the house.

The existing detached garage, constructed in the footprint of a previously approved scheme (Ref: 2011/0895), will be retrospectively clad in natural stone to ensure cohesion with the wider setting.

Two low-quality trees (T1 and T2), identified as unsuitable for retention in the submitted Arboricultural Report (AWA6490), are to be removed to facilitate the development. All remaining trees will be retained and protected in accordance with BS 5837:2012.

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:

Render & Red Brick

Proposed materials and finishes:

Render, Red Brick, Stone, Steel Cladding

Type:

Roof

Existing materials and finishes:

Rosemary Red Tiles

Proposed materials and finishes:

Rosemary Red Tiles, Black Membrane Flat Roof

Type:

Windows

Existing materials and finishes:

Rosewood UPVC Windows

Proposed materials and finishes:

Black Aluminium Windows

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

KH-P01 – Location Plan

Shows the site in context at a scale of 1:500, indicating property boundaries and site access

.

KH-P02 – Existing Plans

Ground and first floor plans of the existing property, with room labels and measurements

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KH-P03 – Proposed Plans

Proposed ground and first floor layouts showing the new west extension, replacement east extension, and internal reconfiguration

.

KH-P04 – Existing Elevations

Existing north, south, east, and west elevations of the property

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KH-P05 – Proposed Elevations

Updated elevations showing the proposed dormer, extensions, and cladding treatments in stone and steel panel

.

KH-P06 – Porch & Dormer Details

Enlarged details and sections of the new porch and dormer with floor plans and multiple elevations

.

KH-P07 – Proposed Render View

3D visual render showing how the proposed works and material treatments will appear once complete

.

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Please see Tree Survey / Report

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

Yes

No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

Please see Tree Survey / Report

Two low-quality trees (T1 and T2)

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

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

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\00030

Date (must be pre-application submission)

03/02/2025

Details of the pre-application advice received

Pre-application advice was sought from Barnsley Metropolitan Borough Council and formal written feedback was provided under reference 2025ENQ00030. The advice confirmed that the proposed extensions and dormer are acceptable in principle, subject to specific design considerations.

Key points from the advice include:

A pitched (apex) roof is preferred for the dormer to match the roof form of the surrounding area. The submitted proposals include a pitched dormer as advised.

The garage, which was built without formal permission but within the footprint of a previously approved scheme (2011/0895), can be retained provided it is fully clad in stone. This has been incorporated into the application proposals.

The use of stone is encouraged across the scheme, particularly on prominent elevations, to reflect the local character. Steel panel cladding is acceptable as a contrasting material, provided it is limited to less visible areas and visually complements the stone.

The increase in the rear extension width from 3.0m to 3.4m was considered acceptable and not detrimental to the planning assessment.

It was advised that a tree survey would be required. This has now been completed and submitted with the application. The report confirms that only two low-quality trees (Category U) require removal and that all other trees can be retained and protected appropriately.

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

OSCAR

Surname

MANTERFIELD

Declaration Date

21/04/2025

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

Oscar Manterfield

Date

21/04/2025