

## Delegated Planning Report

**LOCATION:** 94 Springfield Road, Sherburn In Elmet, Leeds, North Yorkshire, LS25 6DE

**PROPOSAL:** House extension notification for a single storey side/rear extension extending 5.00 metres to rear, 3.90 metres to ridge and 2.40

**REFERENCE:** ZG2026/0039/HEN

**DIVISION:** Selby and Ainsty

**RECOMMENDATION:** Prior Approval not required.

**Target Determination Date:** 27.02.2026

**Article 2(3) Land:** No

### 1. Site and Surroundings

The application site comprises a two storey mid terraced dwelling sited within the development limits of Sherburn In Elmet.

### 2. Relevant Planning History

ZG2025/1065/HEN – House extension notification for a single storey rear extension extending 5 metres to rear, 3.90 metres to ridge and 2.40 metres to eaves – A4REF 19.11.2025

### 3. Planning Policy and Guidance

The purpose of this report is to determine whether the proposed house extension notification for a single storey rear extension extending 5 metres to the rear, 3.9 metres to the ridge and 2.4 metres to the eaves, constitutes permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and meets the requirements set out in Schedule 2, Part 1, Class A, which relates to the enlargement, improvement or other alteration of a dwellinghouse.

### 4. Consultation Responses

2 neighbours have been notified of the proposed development at:

- 96 Springfield Road
- 92 Springfield Road

One comment was received neither objecting or supporting the application, but they have concerns regarding the removal of the outbuilding at No.94 and how this would structurally impact the adjoining at No.92 which would remain.

**Parish Council** - Noted the comments raised by neighbours. The Council requests that the Planning Department investigates these concerns.

## 5. Assessment

Taking each criteria in turn as it relates to the application, Class A states that development is not permitted if:

- (a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);
  - Not applicable as the dwelling was not constructed under any of the noted classes.
  
- (b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
  - Taken cumulatively, the proposed works would not exceed 50% of the total area of the curtilage.
  
- (c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;
  - The height of the enlarged part of the dwellinghouse would not exceed the height of the highest part of the roof of the existing dwellinghouse.
  
- (d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;
  - The eaves height of the enlarged part of the dwellinghouse would not exceed the height of the eaves of the existing dwellinghouse.
  
- (e) the enlarged part of the dwellinghouse would extend beyond a wall which –
  - i) forms the principal elevation of the original dwellinghouse; or
  - ii) fronts a highway and forms a side elevation of the original dwellinghouse;
  - The proposed rear extension to the dwellinghouse would not extend beyond a wall which forms the principal elevation or fronts a highway and forms a side elevation of the original dwellinghouse.
  
- (f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and –
  - i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
  - ii) exceed 4 metres in height;
  - The proposed single storey rear extension extends beyond the rear wall of the original terraced dwellinghouse by 5 metres and is 3.9 metres to the highest part. Therefore, it is subject to criteria (g) as it is not on article 2(3) land.

- (g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse, would have a single storey and –
  - i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
  - ii) exceed 4 metres in height;
- The proposed single storey rear extension does not extend beyond the rear wall of the original terraced dwellinghouse by more than 6 metres, nor does it exceed 4 metres in height.
  
- (h) the enlarged part of the dwellinghouse would have more than a single storey and –
  - i) extend beyond the rear wall of the original dwellinghouse by more than 3 metre or
  - ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;
- Not applicable as the proposed is a single storey.
  
- (i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;
- The enlarged part of the dwellinghouse is within 2 metres of the boundary however the eaves height does not exceed 3 metres.
  
- (j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would –
  - i) exceed 4 metres in height,
  - ii) have more than a single storey, or
  - iii) have a width greater than half the width of the original dwellinghouse;
- The enlarged part of the dwellinghouse would not extend beyond a side wall of the original dwellinghouse.
  
- (ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceed or would exceed the limits set out in sub-paragraphs (e) to (j);
- The total enlargement would not exceed the limits set out in sub paragraphs (e) to (j).
  
- (k) it would consist of or include –
  - i) the construction or provision of a veranda, balcony or raised platform,
  - ii) the installation, alteration or replacement of a microwave antenna,
  - iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
  - iv) an alteration to any part of the roof of the dwellinghouse.
- The proposal would not include the construction of any of the above.

- (l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).
- The dwellinghouse was not built under Part 20 of this Schedule.

The proposal is therefore in accordance with the criteria set out above and is subject to the conditions set out in paragraphs A.3 and A.4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

In terms of the conditions set out in paragraph A.3, (a) is relevant to the proposal and sets out that the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse. The application form states that the proposed materials would match the existing dwelling. A condition will be attached to ensure similar materials are used in the construction of the exterior.

In terms of the conditions set out in paragraph A.4, no objections to the proposed development have been received from any neighbouring occupants and as such the prior approval of the Local Planning Authority, or formal planning permission, is not required in this instance. Comments were made regarding the removal of the outbuilding at No.94 and how this would structurally impact the adjoining at No.92 which would remain. It is noted that the removal of the outbuilding would not require permission from the council.

As such the prior approval of the Local Planning Authority, or formal planning permission, is not required in this instance.

## **6. Recommendation**

The Household Extension Notification for a proposed development which consists of a single storey rear extension extending 5 metres to the rear, 3.9 metres to the ridge and 2.4 metres to the eaves is considered to be permitted development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) in accordance with the submitted application form and plans received on 16th January 2026 and subject to condition (a) of paragraph A.3 which states that the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

**Case Officer:** Esther Pask