BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2010/0878

To Quill Architecture
Chapelfield House
25 Hough Lane
Wombwell
Barnsley
S73 0DP

DESCRIPTION Erection of 1 no. detached dwelling with detached garage
LOCATION The Caravan, The Paddock, High Street, Thurnscoe, Rotherham, , South Yorkshire

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 19 July 2010 and described above.

The approval is subject on compliance with the following conditions:

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2 The development hereby approved shall be carried out in strict accordance with the Plans and amended plans and specifications received on 20.08.10 (Drawing No. CAD/QA/P1000; CAD/QA/P1001 Rev A; CAD/QA/P1002; CAD/QA/P1003; CAD/QA/P1004 Rev A; CAD/QA/P1005 Rev A), unless prior written consent has been given by the Local Planning Authority to any minor variation.
Reason: For the avoidance of doubt as amendments have been submitted during the course of processing the application and in accordance with UDP Policy BE6, Design Standards.

Stephen Moralee

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

Signed
Assistant Director, Planning and Transportation

Dated 08 September 2010

Planning and Transportation Service **Telephone: 01226 - 772000**
PO Box 604, Barnsley, S70 9FE **Fax: 01226 - 772591**

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any Order revoking or re-enacting that Order with or without modification), no window to any habitable room or kitchen shall be inserted in the elevation of the dwelling facing Hall Bungalows.
Reason: To safeguard the privacy and amenities of the occupiers of the adjacent residential property and in accordance with UDP Policies BE6, Design Standards and H8A.

4 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.
Reason: In the interests of the amenities of local residents and in accordance with UDP Policy ES1, Pollution.

5 No hedges or trees on the site (except those shown to be removed on the approved plan), or their branches or roots, shall be lopped, topped, felled, or severed. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such a size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.
Reason: To safeguard existing trees/hedges, in the interests of the visual amenities of the locality and in accordance with UDP Policies GS22, Woodland, Hedgerows and Trees and GS22A.

6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwelling which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected, other than the garage approved under this permission.
Reason: To safeguard the privacy and amenities of the occupiers of adjacent residential properties and safeguard the existing trees

7 All works undertaken on site must, without exception, be carried out in strict adherence with the approved Arboricultural Methodologies detailed in the Arboricultural Information document prepared by Quill Architecture and submitted as part of this application.
Reason: To ensure the safety and wellbeing of the high amenity trees which populate the site during the development.

8 The felled protected tree, T1 shall be replaced by two new species, of a type, size and position to be agreed in writing with the Councils Tree Officer. The proposed replanting shall be carried out during the planting season beginning 1st November 2010 after the foundation works are completed and the planting works shall be completed by 31st December 2010.
Reason: In the interests of the visual amenities of the locality.

9 Not less than five working days notice of the date of the proposed replanting shall be given in writing to the Local Planning Authority.
Reason: To ensure the work accords with good arboricultural practice in accordance with Policy GS22 of the adopted Unitary Development Plan and SPG9 (Trees and Hedgerows).

10 There shall be no pedestrian or vehicular access created onto High Street. Only the existing shared access shall be used.
Reason: In the interests of Highway Safety and the visual amenities of the locality.

11 In accordance with drawing no. CAD/QA/P1001, the caravan and associated shed shall be used during construction works of the proposed dwelling. On occupation of the dwelling hereby approved the caravan and associated shed shall be removed from the site and the land restored to the satisfaction of the local Planning Authority.
Reason: In the interests of the visual amenities of the locality.

12 The garage/hobby room shall be used as ancillary to the approved dwelling, and shall not be used as an independent dwelling unit, or for any trade or commercial purpose.
Reason: In the interests of the visual amenities of the area and in accordance with UDP Policy ES1, Pollution.

Reason(s) for Granting Permission

1	Residential Areas - Policy H8A	The proposal complies with Policy H8A in that: The scale, layout, height and design of the dwellings does not cause any significant detriment to residential amenity for new or existing residents. The proposed development meets the standards set out in SPG 3, Infill Residential Development, on residential amenity, access and parking.

Informative(s)

1 The proposed development lies within a coal mining area. In the circumstances Applicants should take account of any coal mining related hazards to stability in their proposals. Developers must also seek permission from the Authority before undertaking any operations that involves entry into any coal or mines of coal, including coal mine shafts and the implementation of site investigations or other works. Property specific summary information on any past, current or proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 762 6848 or at www.coal.gov.uk.

2 The decision to grant planning permission has been taken having regard to the policies and proposals in the Barnsley Unitary Development Plan set out below and to all relevant material considerations, including Supplementary Planning Guidance:

Policy H8A - indicates that scale, layout, height and design of all new dwellings proposed within the existing residential areas must ensure that the living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing, particularly in respect of the levels of mutual privacy, landscaping and access arrangements.

Policy H8D - indicates that planning permission for infill, backland or tandem development involving single or a small number of dwellings within existing residential areas will only be granted where development would not result in harm to the local environment or the amenities of existing residents, create traffic problems or prejudice the possible future development of a larger area of land.

Policy BE6 - The Council will seek to achieve good design standards for all types of development.

SPG2 - The Design and Layout of New Housing

SPG3 - Infill Residential Development

Policy GS22 - The council will seek the retention and management of existing hedgerows, woodlands and trees both individually and in groups.

SPG9 - Trees and Hedgerows

This informative is only intended as a summary of the reason for granting planning permission. For further details on the decision please refer to the application file, by contacting 01226 772593.

3 The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore the consent of all relevant landowners is required before proceeding with any development including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

NOTES:-

Appeals to the Secretary of State

If you are aggrieved by the decision of the Council to grant permission for the proposed development subject to conditions then you can appeal to the Secretary of State for the Environment, Transport and Regions under Section 78 of the Town and Country Planning Act. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions giving under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment, Transport and Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference to the application to him. These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.

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