



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2012/1220

To Peter Thompson
Linwood
Barnsley Road
Dodworth
Barnsley
S75 3JR

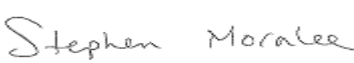
DESCRIPTION Erection of detached garages
LOCATION The Croft, Worsbrough Road, Worsbrough Village, Barnsley, S70 5LW

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 05 November 2012 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 strictly in accordance with the plans (Plans & Elevations Rev A) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.
- 3 The facing stone to development shall be course grit sandstone, matching the existing dwelling in terms of colour, general grain size, type of face dressing, and method of coursing. The roof will be covered by natural or good quality artificial stone slates laid in diminishing courses with matching ridges bed in mortar.
Reason: In the interests of the visual amenities of the locality in accordance with Core Strategy policy CSP 30.
- 4 No construction work will commence until a representative sample of the roofing materials and facing stone has been submitted to, and approved in writing by, the Local Planning Authority, and the development shall proceed in strict accordance with these details as approved.
Reason: In the interests of the visual amenities of the locality in accordance with Core Strategy policy CSP 30.

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 Regulatory Services

Dated 20 December 2012

- 5 The pointing proposed to be carried out in connection with the development shall be in lime mortar, flush to the face of the stone and finished by brushing off to produce a very slightly recessed and rounded joint.
Reason: In the interests of the visual amenities of the locality in accordance with Core Strategy policy CSP 30.
- 6 The garages shall not be used for any trade or commercial purpose.
Reason: In the interests of the amenities of local residents and in accordance with in accordance with Core Strategy Policies CSP 29 and CSP 40.

Reason(s) for Granting Permission

- 1 Unique The replacement of the existing dilapidated outbuildings is welcomed as this would lead to a local area improvement to the character of the Conservation Area. The garage block is of an appropriate design and scale and its siting would be in no way harmful to the amenity of nearby residents or the character of the Worsbrough Village Conservation Area. As such the proposal is considered to comply with the policy requirements of CSP 26, 29, 30 adopted SPD and the provisions of the NPPF.

Informative(s)

Pursuant to article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, complied with our Planning Service Charter for Business and otherwise actively engaged with the applicant in dealing with the application.

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

Core Strategy Policies
CSP 26 - New Development and Highway Improvement
CSP 29 - Design
CSP 30 - The historic Environment

Supplementary Guidance
House Extensions

Saved UDP Policies
H4 'Development on Housing Sites'
H8A 'Existing Residential Areas'

NPPF
Paragraph 12

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.

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 12 weeks 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.