



## Notice of Prior Approval Determination

**TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015  
SCHEDULE 2, PART 1, CLASS AA  
ENLARGEMENT OF A DWELLINGHOUSE BY CONSTRUCTION OF ADDITIONAL STOREYS**

**Correspondence Address:**

Malkin Farm  
Brow Lane  
Holmfirth  
HD9 2RJ

**Decision Date: 25.07.2025**

**APPLICATION NO:** 2025/0338

**DESCRIPTION:** Upward extension to convert existing bungalow into two storey dwellinghouse (Prior Notification - proposed enlargement of a dwellinghouse by constructing additional storeys Class AA)

**LOCATION:** Gravels Farm Bungalow, Gravels Farm, Schole Hill Lane, Penistone, S36 9AN

**APPLICANT/AGENT:** Paul Matthews Architectural

Prior approval is hereby **given** for the development described above subject to the following standard conditions:

- 1 The development must be completed within a period of 3 years starting with the date prior approval is granted. The developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion; and that notification must be in writing and include:

the name of the developer;  
the address of the dwellinghouse; and  
the date of completion.

Reason: In order to comply with paragraphs AA.2.(3)(c)(d)(e) of Class AA Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 2 The development hereby approved shall be carried out strictly in accordance with the amended plans:

25/1140/04a General Arrangement as Proposed, received 8th July 2025.  
25/1140/05 Proposed Block Plan.

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 Local Plan Policy D1 High Quality Design and Place Making.**

- 3 The external materials shall match those used in the construction of the exterior of the existing dwellinghouse.  
**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making and paragraph AA.2.(2)(a) of Class AA Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).**

- 4 No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

hours of operation;  
the parking of vehicles of site operatives and visitors;  
measures to control the emission of dust and dirt during construction; and  
measures to control noise and vibration levels during construction.

**Reason: In the interests of highway safety and residential amenity and in accordance with Local Plan Policy T4 New Development and Transport Safety and Local Plan Policy GD1 General Development and paragraph AA.2.(3)(b) of Class AA Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).**

- 5 Construction or demolition-related activity shall only take place between the hours of 08:00 to 18:00 Monday to Friday and 09:00 to 14:00 on Saturdays and at no time on Sundays or Bank Holidays.  
**Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1 Pollution Control and Protection.**

- 6 There shall be no burning of any material within the development site during the demolition and/or construction phases.  
**Reason: To reduce or remove adverse impacts on health and quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1.**

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings 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.  
**Reason: To safeguard the openness and visual amenities of the Green Belt in accordance with Local Plan Policy GB1 Protection of Green Belt.**

Additional information:

- 1 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.

- 2 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.

It is recommended that measures are taken to prevent a nuisance/or affect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal duty to investigate any complaints about noise, smoke, odour, light or dust. No waste should be burnt. If a Statutory Nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates' Court. It is therefore recommended that you give serious consideration to the steps that may be required to prevent a noise, light, odour, dust or smoke nuisance from being created.

Signed:

Dated: 25 July 2025

A handwritten signature in black ink, consisting of a stylized 'G' and 'H' followed by a horizontal line extending to the right.

**Garry Hildersley**

Head of Planning, Policy & Building Control  
Growth & Sustainability Directorate