



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2020/0208

To S75 Design Ltd.
61 Ben Bank Road
Silkstone Common
Barnsley
S75 4PG

DESCRIPTION Installation of a bay window at the principle elevation, a dormer window extensions on rear/side roof of bungalow and single storey extension to garage to create new gym and ensuite

LOCATION 43 Wigfield Drive, Worsbrough, Barnsley, S70 5JE

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 03 March 2020 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 and specifications as approved unless required by any other conditions in this permission.

Plan Nos.

- Proposed Site Layout - 1013-S75-XX-00-DR-1000- Rev A
- Proposed Layout - 1013-S75-XX-RF-DR-2002 - Rev A
- Proposed Ground Floor Plan - 1013- S75-XX-00-DR-2000 Rev A
- Proposed First Floor Plan - 1013- S75-XX-01-DR-2001 Rev A
- Proposed Elevations Sheet 1 of 2 - 1013- S75-XX-XX-DR-4000 Rev A
- Proposed Elevations Sheet 2 of 2 - 1013- S75-XX-XX-DR-4001 Rev A

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 stated in the approved elevation plans and the cladding of the principle elevation and the dormers shall be RAL 7016 (Anthracite) in colour as indicated in the email dated 21/05/2020 from the agent of the application.
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.

- 4 The annex/outbuilding hereby approved shall remain dependent upon the main dwelling for its water and electricity supply and shall not be severed from the main dwelling through sale or other means of separation. The outbuilding shall therefore remain only as ancillary accommodation to the host dwelling i.e. 43 Wigfield Drive.

Reason: To ensure the amenity of future occupants and surrounding residents in accordance with Local Plan Policy GD1 -General Development.

- 5 The window on the western elevation of the dormer positioned on the western roof slope facing 41 Wigfield Drive shall at all times be fitted with obscure glass and retained as such thereafter.

Reason: To safeguard the privacy and amenities of the occupiers of adjoining residential property and in accordance with LP Policy GD1 - General Development

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.

Please be aware that the Council monitors construction sites and open land within the vicinity such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- a fine of up to £50,000 and*
- up to six months imprisonment on conviction*

Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of the approved development is disposed of via approved methods and that documents are retained to prove this.

Signed 

Dated 26 May 2020

Joe Jenkinson

Head of Planning and Building Control

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

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 twelve 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.