



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2013/0849

To A P Doughty Design Consultant
127 Sycamore House Road
Shire Green
Sheffield
S5 0UD

DESCRIPTION Variation of condition 2 of application 2010/0766 (Erection of 4 dwellings) to allow for provision of gap between Plots 2 and 3.

LOCATION Plot 3, Hill Top Farm, Eastfield Lane, Thurgoland, Sheffield, S35 7AY

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 08 August 2013 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 (approved as part of application 2010/0766 and as amended by current plan No. DW/HTF/01) 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 Core Strategy Policy CSP 34, Protection of Green Belt.

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

Signed *Stephen Moralee*
Head of Planning, Building Control and Sustainability

Dated 24 September 2013

- 4 The dwellings shall be constructed only in square coursed weathered natural grit stone and the roof covered in Bradstone 'Old Quarried' artificial flags.
Reason: To ensure the materials are suitable within this locality.
- 5 Prior to the occupation of any dwelling the proposed dry stone walls and new hedging as approved under application 2010/0766 shall be fully implemented.
Reason: To ensure the development relates well to its setting.
- 6 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.
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.
- 7 All windows and external doors shall be constructed of natural stained timber incorporating heads and cills (as shown on the elevation plan) and with a recess of 75mm.
Reason: To ensure the building relates well to its setting.
- 8 The development shall proceed in accordance with the findings and recommendations set out in the Eastwood and Partners Site Inspection Report dated 20/09/2008.
Reason: To ensure future gardens are safe for domestic use.
- 9 All demolition, remediation and construction works, including site deliveries shall only take place between the hours of 08:00 and 18:00 hours Monday to Friday and 09:00 and 14:00 hours on Saturdays and at no time on Sundays or Bank Holidays.
Reason: To safeguard the amenities of adjacent residents.
- 10 Visibility site lines as shown in the plans approved shall be secured and permanently available.
Reason: In the interest of highway safety.
- 11 Vehicular access to the development shall be carried out strictly in accordance with the details contained in Drawing No P1(B) and section 6.3 of the Design and Access Statement.
Reason: In the interest of highway safety and to ensure the development is appropriate to its setting.

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 proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848.

Further information is also available on The Coal Authority website at www.coal.decc.gov.uk

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

- 2 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.