



## **GRANT OF PLANNING PERMISSION**

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION NO. 2025/0953**

**To** SDC Projects Ltd  
Stoneleigh  
11A Wellhouse Lane  
Penistone  
Barnsley  
S36 8ER

**DESCRIPTION** Demolition of existing single storey side extension, and erection of new single storey side and rear extensions to dwelling

**LOCATION** The Swallows Nest, Underbank Lane, Stocksbridge, Sheffield, S36 2BL

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 11/11/2025 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 amended plans (Nos. CH/01; CH/02; CH/03; CH/04A; CH/05; CH/06A; CH/07A; CH08; Block Plan; Location Plan; Existing and Proposed Front Elevations) and specifications as approved unless required by any other conditions in this permission.  
**Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.**
- 3 Upon commencement of development details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
**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 external walls enclosed within the extensions shall remain free of plaster or other decorative finishes and shall be pointed to match the finished external elevations.  
**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policies D1 High Quality Design and Place Making and HE3 Developments affecting Historic Buildings.**
- 5 The walls of the development shall utilise natural stone that matches the existing closely in terms of its type, colour, face dressing and coursing style.  
**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policies D1 High Quality Design and Place Making and HE3 Developments affecting Historic Buildings.**
- 6 A 1x1m sample panel shall be constructed showing the stone, coursing style and pointing appearance of the walls. This sample shall be agreed in writing on commencement of the works and retained on site until completion of the development.  
**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policies D1 High Quality Design and Place Making and HE3 Developments affecting Historic Buildings.**
- 7 Pointing shall be in lime – Mix: 1 part NHL 3.5 to 3 parts well graded aggregate. The joints shall be finished by brushing back to a slightly concave joint of circa 2-3mm.  
**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policies D1 High Quality Design and Place Making and HE3 Developments affecting Historic Buildings.**
- 8 Roof coverings shall be a good quality artificial slate laid in diminishing courses that emulates natural stone roofing slate.  
**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policies D1 High Quality Design and Place Making and HE3 Developments affecting Historic Buildings.**
- 9 Rainwater goods and downpipes shall be either metal (with extruded aluminium gutters) or timber (box gutters) in black with matching stop ends, shoes and brackets. Gutters shall be mounted on either spiked or rise and fall metal brackets.  
**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policies D1 High Quality Design and Place Making and HE3 Developments affecting Historic Buildings.**
- 10 Windows and doors shall be timber and shall be mounted in the reveal a minimum of 100mm  
**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policies D1 High Quality Design and Place Making and HE3 Developments affecting Historic Buildings.**
- 11 Rooflights shall be genuine conservation rooflights, vertically emphasised, low in profile, with a single vertical divider in black.  
**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policies D1 High Quality Design and Place Making and HE3 Developments affecting Historic Buildings.**

## **Informative(s)**

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, and otherwise actively engaged with the applicant in dealing with the application in a positive and proactive manner.

Please be aware that the Council monitors construction sites and open land within the vicinity of 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 any development is disposed of via approved methods and that documents are retained to prove this.

Signed:

Dated: 23 December 2025

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

**Garry Hildersley**

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

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.