BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2008/0066

To Bryan J Frewin MRTPI
Lamplugh House
15 Lamplugh Road
Bridlington
YO15 2JU

DESCRIPTION Erection of a detached house and a detached garage (Resubmission and amended design following previous refusal)

LOCATION Land adjacent 15 Albany Close, Wombwell, Barnsley

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 10 January 2008 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 prior written consent has been given by the Local Planning Authority to any variation. (Drawings numbered: BLA/ALB/07/01 and BLA/ALB/07/2)
Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.

3 No development shall take place until full details of the proposed external materials have been 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 UDP Policy BE6, Design Standards.

4 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 dwelling which would otherwise be permitted by Schedule 2 to that Order shall be carried out.
Reason: To safeguard the privacy and amenities of the occupiers of adjoining residential property.

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 Transportation

Dated 05 March 2008

Planning and Transportation Service
PO Box 604, Barnsley, S70 9FE

Telephone: 01226 - 772000
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Reason(s) for Granting Permission

1	Infill/backland development	The proposal complies with Policy H8D in that there would be no harm to the local environment or residential amenity.

Planning and Transportation Service
Central Offices, Kendray Street, Barnsley. S70 2TN

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