BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2009/1293

To Mrs Kate Bates
70 Bence Lane
Darton
Barnsley
South Yorkshire
England
S75 SPE

DESCRIPTION Erection of a detached garage/workshop
LOCATION 25 South View Road, Hoyland, Barnsley,

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 13 October 2009 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.
Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.

3 The garage/workshop shall not be used for any trade or commercial purpose.
Reason: In the interests of the amenities of local residents and in accordance with UDP Policy ES1, Pollution.

Stephen Moralee

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 16 November 2009

Planning and Transportation Service **Telephone: 01226 - 772000**
PO Box 604, Barnsley, S70 9FE **Fax: 01226 - 772591**

Reason(s) for Granting Permission

1	Private garages/access - Policy H8F	The proposal complies with Policy H8F in that it is constructed to respect character, appearance and building materials of dwelling. the amenity of locality not adversely affected.

Informative(s)

1 The proposed development lies within a coal mining area. In the circumstances Applicants should take account of any coal mining related hazards to stability in their proposals. Developers must also seek permission from the Authority before undertaking any operations that involves entry into any coal or mines of coal, including coal mine shafts and the implementation of site investigations or other works. Property specific summary information on any past, current or proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 762 6848 or at www.coal.gov.uk.

2 The dormers do not require planning permission as they; do not exceed the highest part of the roof, do not extend beyond a roof slope which forms the principle elevation and fronts a highway, the cubic content created is less than 50 cubic metres and it does not include a balcony. Therefore, it is considered permitted development in accordance with The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, Part 1, Class B. However, the dormers must adhere to conditions set out in B.2 which state external materials such match those of the existing dwelling, the dormer must be no less than 20cm from the eaves and as the windows are on a side facing roof slope they shall be obscure glazed and non opening unless the parts of the window which can be opened are more than 1.7m above the floor level in the room.

3 The side extension does not require planning permission as it; does not extend beyond a wall which fronts the highway and forms the principle elevation, does not exceed 4m in height, does not have an eaves height which exceeds 3m and does not have a width greater than half the width of the original dwelling house. This is in accordance with The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, Part 1, class A. Again, this is subject to the following condition; external materials to match those in the original building.

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 12 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.

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