



Notice of Prior Approval Determination

TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 SCHEDULE 2, PART 1, CLASS A LARGER HOME EXTENSION

Correspondence Address:

Unit 10
Maple Estate
Barnsley
S75 2BL

Decision Date:

24/03/2023

APPLICATION NO: 2023/0141

DESCRIPTION: Erection of a single storey rear extension with a rearwards projection of 4.5m and a flat roof with a parapet wall detail and a central roof light having a maximum height of 3.3m (Householder Prior Notification)

LOCATION: 20 Grosvenor Walk, Barnsley, S70 6HG

APPLICANT/AGENT: Hirst Architects RIBA Chartered Practice

Prior approval is **not required** for the development described above; subject to the following standard 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 (HA-22-17-P -02 -00 and HA-22-17-P -06 -00 Received 24/03/2023) 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 The external materials shall match those used in the existing building.
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.

Additional information:

- 1 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.

- 2 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 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Signed

Dated 27/03/2023

A handwritten signature in dark ink, appearing to read 'JM Jenkinson', written in a cursive style.

Joe Jenkinson

Head of Planning, Policy and Building Control