BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2005/1784

To A Bailey
85 Lundhill Road
Wombwell
Barnsley
S73 0RL

DESCRIPTION Re-development of 5 & 6 Rotherham Road and erection of four townhouses and four self contained apartments.

LOCATION 5 & 6 and Land to the rear of Rotherham Road, Little Houghton, Barnsley,

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 11 October 2005 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 in strict accordance with the amended plans and specifications received on 25th November 2005, unless prior written consent has been given by the Local Planning Authority to any minor variation.

Reason: For the avoidance of doubt as amendments have been submitted during the course of processing the application 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.

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 12 January 2006

Planning and Transportation Service
Central Offices, Kendray Street, Barnsley. S70 2TN
Telephone: 01226 - 772600
Fax: 01226 - 772599

4 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before [the use hereby permitted is commenced] or [before the building(s) is/are occupied] or [in accordance with a timetable agreed in writing with the Local Planning Authority]. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property and in accordance with U.D.P. Policy BE6, Design Standards.

5 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained.

Reason: In the interests of the visual amenities of the locality.

6 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species, unless the Local Planning Authority give written consent to any variation.

Reason: In the interests of the visual amenities of the locality.

7 Prior to the commencement of development full details of the trees (including the conifers) to be removed or felled shall be submitted to and approved in writing by the Local Planning Authority; in particular, the branches/trees to be removed shall be clearly marked, to the satisfaction of the Local Planning Authority.

Reason: To ensure the work accords with good arboricultural practice.

8 Foul effluent from the site shall only be discharged directly to a public foul sewer.

Reason: To ensure the proper drainage of the area.

9 The site shall be developed with separate systems of drainage for foul and surface water.

Reason: In the interests of satisfactory drainage.

10 No surface water from the site shall be discharged directly or indirectly to any foul or combined sewer.

Reason: To ensure the proper drainage of the area.

11 Prior to the substantial completion of each dwelling the parking/manoeuvring area associated with that unit as shown on the approved plan shall be hard surfaced, sealed and drained and shall thereafter be permanently retained for residential use.

Reason: In the interest of highway safety.

12 Prior to the occupation of Blocks B, C, D & E the access road and manoeuvring area shall have been surfaced in a hard impermeable material and provided with a positive system of drainage to prevent surface-water run-off onto or from the highway. Such areas shall then be retained for that purpose.

Reason: In the interest of highway safety.

13 There shall be no boundary treatment to the Rotherham Road frontage of Block A as this would prevent correct usage of the proposed parking bays unless agreed in writing by the Local Planning Authority.

Reason: In the interest of highway safety.

14 Development shall not commence until details of measures to prevent mud/debris from being deposited on the public highway to the detriment of road safety, have been submitted to and approved in writing by the Local Planning Authority, and such measures shall be retained for the entire construction period, in the interest of road safety.

Reason: In the interest of highway safety.

15 Development shall not commence until details of all areas for the parking of all employees' vehicles, the storage of building materials and plant have been submitted and approved in writing by the Local Planning Authority, and such areas shall be retained for the entire construction period, in the interest of road safety.

Reason: In the interest of highway safety.

16 All conifers on the sites southern boundary shall be retained.

Reason: For the avoidance of doubt and to safeguard the outlook for existing residents.

17 No construction work or storage of materials shall take place within 4 metres of the trunk of any conifers on the site's southern boundary.

Reason: To safeguard the trees.

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1 I should be grateful if you would advise the applicant of the need to contact the Assistant Director, Highways & Engineering (Mr S J Gibbons - 772017) in respect of the vehicle crossing and works within the existing highway that will be required should planning permission be granted.

2 The decision to grant planning permission has been taken having regard to the policies and proposals in the Barnsley Unitary Development Plan set out below and to all relevant material considerations, including Supplementary Planning Guidance:

The design and layout of the development accords with the provisions of H8A and H8D in that adequate separation distances are achieved to the surrounding properties and their garden areas to prevent a loss of privacy and overshadowing. The development does not harm the local environment and its scale and design is appropriate for the area.

This informative is only intended as a summary of the reason for granting planning permission. For further details on the decision please refer to the application file, by contacting 01226 772593.