BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2014/0141

To A L Turner + Associates
Cherry Tree House
Levisham
Pickering
North Yorkshire
YO18 7NL

DESCRIPTION Proposed two storey front and rear extensions, increased eaves and ridge heights, insertion of a roof terrace, dormer windows and roof lights and erection of a detached double garage and detached two storey games room.

LOCATION 16 Quaker Lane, Barnsley, South Yorkshire, S71 5EQ

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 11 February 2014 and described above.

The approval is subject on compliance with the following conditions:

1 The development hereby permitted shall be begun within 3 years from the date of this permission.
Reason: To comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990.

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

Stephen Moralee

Signed
Head of Planning, Building Control and Sustainability

Dated 13 May 2014

Development Service
PO Box 604, Barnsley, S70 9FE
Telephone: 01226 - 772000
Fax: 01226 - 772591

2 The development hereby permitted shall only be carried out in accordance with the following documents unless amended by the conditions below which shall take precedence:
a) Drawing untitled supplied by Getmapping at 1:1250 scale showing the planning application red line boundary;
b) Drawing titled 'Site Layout as Existing', numbered 2235:11, dated February 2014;
c) Drawing titled 'Site Layout as Proposed', numbered 2235:12 Rev B, dated February 2014;
d) Drawing titled 'External Elevations as Existing', numbered 2235:3, dated January 2014;
e) Drawing titled 'External Elevations as Proposed', numbered 2235:6 Rev A, January 2014;
f) Drawing titled 'First Floor Plan as Existing', numbered 2235:2, dated January 2014;
g) Drawing titled 'Ground Floor Plan as Proposed', numbered 2235:4, dated January 2014;
h) Drawing titled 'Upper Floor Plans as Proposed', numbered 2235:5, dated January 2014;
i) Drawing titled 'Garage External Elevations as Proposed', numbered 2235:8 Rev A, dated January 2014;
j) Drawing titled 'Garage Floor Plans as Proposed', numbered 2235:7 Rev A, dated January 2014;
k) Drawing titled 'Games Room Elevations as Proposed', numbered 2235:10, dated January 2014;
l) Drawing titled 'Games Room Floor Plans as Proposed', numbered 2235:9, dated January 2014; and
m) Drawing titled 'South and West Boundary Walls', numbered 2235:13 Rev A, dated February 2014.

Reason: For the avoidance of doubt and in the interests of the character of the locality and residential amenity in accordance with CS policy CSP29, UDP policies H8A and H8F, DSAP (Consultation Draft 2012) policy GD1, the relevant planning policy statements in the NPPF relating to requiring good design and SPD - Designing New Housing Development.

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 thereafter 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 CS policy CSP29.

4 The first floor windows on the south east elevation of the dwelling and the first floor window on the south elevation of the games room shall be fitted with obscure glass and retained as such thereafter.
Reason: To safeguard the privacy and amenities of the occupiers of an adjacent residential property and in accordance with CS policy CSP 29.

5 All on-site vehicular areas shall be hard surfaced and drained in an approved manner prior to the development being brought into use.
Reason: To prevent mud/debris from being deposited on the public highway to the detriment of road safety and to accord with CS policy CSP26.

6 Pedestrian intervisibility splays, having the dimensions 2m x 2m, shall be safeguarded at the drive entrance/exit such that there is no obstruction to visibility at a height exceeding 600mm above the nearside channel level of the adjacent highway.
Reason: In the interest of highway safety and to accord with CS policy CSP26.

7 The development shall not be brought into use until the parking/manoeuvring facilities shown on the approved plan have been provided and shall be retained for that sole purpose at all times.
Reason: In the interest of highway safety and to accord with CS policy CSP26.

8 All surface water run-off shall be collected and disposed of within the site and shall not be allowed to discharge onto the public highway.
Reason: In the interest of highway safety and to accord with CS policy CSP26.

9 Vehicular and pedestrian gradients within the site shall not exceed 1:12.
Reason: To ensure safe and adequate access and to accord with CS policy CSP26.

10 No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:
a) The parking of vehicles of site operatives and visitors;
b) Means of access for construction traffic;
c) Loading and unloading of plant and materials;
d) Storage of plant and materials used in constructing the development; and
e) Measures to prevent mud/debris being deposited on the public highway.
Reason: In the interest of highway safety and to accord with CS policy CSP26.

Informative(s)

Pursuant to article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, complied with our Planning Service Charter for Business and otherwise actively engaged with the applicant in dealing with the application.

1 The development hereby permitted must be carried out in accordance with the Conditions attached to this planning permission and any approved plans and details. Failure to implement the permission in accordance with the planning conditions and approved details may render the development unlawful and could lead to enforcement action and prosecution. If at any stage, it becomes necessary to vary any of the approved plans or details you should contact the Local Planning Authority in advance of implementing any changes to ascertain whether the proposed changes require any further planning approval.

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 0845 762 6848.

Further information is also available on The Coal Authority website at www.coal.decc.gov.uk

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

3 The granting of planning permission does not in any way infer that the consent of adjacent property owners is given to enter their land if required in order to be able to carry out the approved development. Therefore the consent of all relevant landowners would be required to enter their land before proceeding with any development.

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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