



BARNSELEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2006/0803

To John R Bradley Ltd
64 Jenkin Road
Horbury
Wakefield
WF4 6DT

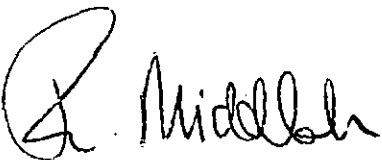
DESCRIPTION Erection of side and rear two storey extension to dwelling (Resubmission)
LOCATION 21 Five Acres, Cawthorne, Barnsley, South Yorkshire, S75 4HZ

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 10 May 2006 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 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 UDP Policy BE6, Design Standards.
- 3 The development hereby approved shall be carried out in strict accordance with the amended plans and specifications received on 16/05/2006 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.

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 22 June 2006

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

Telephone: 01226 - 772600
Fax: 01226 - 772599

Reason(s) for Granting Permission

- 1 The proposal complies with Policy H8E in that it does not adversely affect amenity of occupiers of adjacent properties.

Informative(s)

- 1 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:

H8E - Extensions to dwellings

BE6 - Design Standards

SPG4: 'House Extensions'

The proposal is considered acceptable both in terms of residential and visual amenity, and is therefore in compliance with the above policies and guidelines.

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.