BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2011/0174

To Mr Keith Herbert Pulford
12 Pilgrims way
Immingham
North East Lincolnshire
DN40 2HD

DESCRIPTION Change of use of ground floor from retail unit (A1) and office (D2) to tanning studio (sui generis) and residential flat (C3). Change of use of first floor from offices (D2) to residential flat. (Retrospective)

LOCATION 36 Snape Hill Road, Darfield, Barnsley, S73 9JU

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 16 February 2011 and described above.

The approval is subject on compliance with the following conditions:

1 The development hereby approved shall be carried out strictly in accordance with the plans and specifications (Location Plan /untitled/dgn/Keith's Flats.dgn 27/01/2011; First Floor Flat 36A Snape Hill Road /untitled/dgn/Keith's Flats.dgn 25/01/2011; 36 and 36B Snape Hill Road Retail Premises and Ground Floor Flat /untitled/dgn/Keith's Flats.dgn 15/01/2011) 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.

2 The 4 No. first floor windows on the eastern elevation of the building facing the rear gardens of the adjoining properties shall at all times be fitted with obscure glass and retained as such thereafter.
Reason: To safeguard the privacy and amenities of the occupiers of adjoining residential property and in accordance with UDP Policy BE6, Design Standards.

Reason(s) for Granting Permission

1	Flats and HIMO's - Policy H5A	The proposal complies with Policy H5A in that it provides suitable facilities; causes no significant noise nuisance through design. has adequate provision for parking.
2	Non-residential uses	The proposal complies with Policy H8B in that it would have no unduly

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 12 May 2011

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in non-residential areas - Policy H8B	harmful impact on amenity of neighbourhood by way of noise, disturbance, loss of privacy or traffic; it would have no undue visual impact on character of area; there are no highway safety issues.

Informative(s)

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 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:

UDP - Housing Policy Area

Policy BE6 - Indicates that the council will seek to achieve good design standards for all types of development

Policy H8B - Planning permission will be granted for small scale, non-residential uses in Housing Policy Areas, and for the expansion of existing uses if there is no impact on residential amenity by way of noise, disturbance, loss of privacy, and traffic congestion. No visual impact on the character of the area; no conflict with public safety on the highway and there is satisfactory provision for off street parking.

Policy H5 - The Council will promote diversity of dwelling type, size, density, and design throughout the borough to meet the full range of housing need.
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.

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 six months 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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