



BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2006/0491

To Mr & Mrs Cooper
10 Wakefield Road
Staincross
Barnsley
South Yorkshire
S75 6JX

DESCRIPTION Erection of rear single storey extension and rear conservatory to dwelling.
LOCATION 10 Wakefield Road, Staincross, Barnsley, South Yorkshire, S75 6JX

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 30 March 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 strictly in accordance with the plans and specifications 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.

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 09 May 2006

Informatives:

- 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
SPG4: 'House Extensions'

In summary the property lies within a Housing Policy Area where extensions and alterations to dwellings are considered acceptable and where there is no adverse impact on residential amenity. It is considered acceptable in terms of design and appearance with no detrimental impact on visual amenity, and the relationship between the application property and the adjacent property is acceptable and the erection of the proposed rear extension and conservatory are unlikely to give rise to any reduction in amenities enjoyed by neighbouring residents.

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.