



## GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION NO. 2024/0585**

**To** SDC Projects Ltd  
Stoneleigh  
11A Wellhouse Lane  
Penistone  
Sheffield  
S36 8ER

**DESCRIPTION** Conversion of clinic to dwellinghouse (Use Class C3) including rear single storey and first floor extensions. Erection of single storey detached clinic (Use Class Sui Generis).

**LOCATION** 26 Bridge Street, Penistone, Sheffield, S36 6AJ

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 17/07/2024 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 strictly in accordance with the amended plans:

Block Plan, Ref: IB/07, Rev A, Received: 25/9/2024  
Proposed Ground Floor Plan- Dwelling, Ref: IB/02, Rev A, Received: 18/9/2024  
Proposed First Floor Plan- Dwelling, Ref: IB/04, Received: 18/9/2024  
Proposed Elevations - Dwelling, Ref: IB/06, Received: 18/9/2024  
Proposed Floorplan- Clinic, Ref: IB/08, Received: 18/9/2024  
Proposed Elevations - Clinic, Ref: IB/09, Rev A, Received: 18/9/2024

and specifications as approved unless required by any other conditions in this permission.  
**Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.**

- 3 Prior to commencement of development details of the render colour on the southern elevation of the new clinic building hereby approved shall be submitted to the local planning authority and agreed in writing.

Once agreed, the scheme shall proceed in accordance with the approved details.

**Reason: To ensure that the appearance is in-keeping with the local area in accordance with Local Plan Policy D1 and protects the appearance of the Penistone Conservation Area in accordance with Local Plan Policy HE1**

- 4 Prior to any works commencing on site a Bat and Bird Box Scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of bird and bat nesting boxes / bricks such as the location, specification and design of the habitats. The boxes / bricks shall be provided strictly in accordance with the details so approved and shall be maintained as such thereafter.

**Reason: To ensure that appropriate ecological mitigation is provided in accordance with Local Plan Policy BIO1.**

- 5 Prior to occupation of the any part of the approved development details of the subdividing boundary treatment, as shown on block plan ref: IB/07 Rev:A, must be submitted to the local planning authority and agreed in writing.

Once agreed, the scheme shall proceed in accordance with the approved details.

**Reason: To ensure that the appearance is in-keeping with the local area in accordance with Local Plan Policy D1 and protect the appearance of the Penistone Conservation Area in accordance with Local Plan Policy HE1**

- 6 The 2x garage car parking spaces must be used for residential car parking associated with the dwellinghouse hereby approved and be retained for the lifetime of the development. The garage car parking spaces must be used for residential vehicle storage only and the garage cannot be converted for any other use.

**Reason: To ensure that the development achieves the required parking standards in accordance with Local Plan Policy T4.**

- 7 The glazing for the proposed first floor en-suite windows shall at all times be fitted with obscure glass to Pilkington Level 3 obscurity or equivalent and retained as such thereafter.

**Reason: To safeguard the privacy and amenities of the occupant(s) of the application property and adjacent residential property in accordance with Local Plan Policy GD1.**

- 8 The extensions to the hereby approved dwelling shall be finished in materials which match the existing building.

**Reason: To ensure that the appearance is in-keeping with the local area in accordance with Local Plan Policy D1 and protects the appearance of the Penistone Conservation Area in accordance with Local Plan Policy HE1**

- 9 The rainwater goods and downpipes shall be black, and guttering shall be in an ogee section, also in black to match.

**Reason: To ensure that the development does not harm the appearance of the Penistone Conservation Area in accordance with Local Plan Policy HE1**

- 10 During works, construction or demolition related activity shall only take place onsite between the following hours:  
0800 to 1800 Monday to Friday  
0900 to 1400 on Saturdays;  
and at no time on Sundays or Bank Holidays

**Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1.**

## Informative(s)

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, and otherwise actively engaged with the applicant in dealing with the application in a positive and proactive manner.

- 1 The granting of planning permission does not affect the status of species such as breeding birds and bats, which have protection under other legislation. These may be present and it is the applicant's responsibility to seek advice on how to avoid damaging operations. Further advice can be obtained from an appropriately qualified ecological consultant or directly from Protected species and development: advice for local planning authorities - GOV.UK ([www.gov.uk](http://www.gov.uk)).

Please be aware that the Council monitors construction sites and open land within the vicinity of such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- a fine of up to £50,000 and
- up to six months imprisonment on conviction.

Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of any development is disposed of via approved methods and that documents are retained to prove this.

Signed:

Dated: 8 October 2024



**Garry Hildersley**

Head of Planning, Policy & Building Control  
Growth & Sustainability Directorate

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

## **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 given 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.