



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2023/1123

To S75 Design
61 Ben Bank Road
Silkstone Common
Barnsley
S75 4PG

DESCRIPTION Erection of detached garden room, refurbishment and reroofing of existing detached garage and retaining walls (amended plans)

LOCATION Leapings House, Leapings Lane, Thurlstone, Sheffield, S36 9QP

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 07/02/2024 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
 - Existing Garage Plans and Elevations 1043-S75-XX-XX-DR-A-01025
 - Existing Site Plan 1043-S75-XX-XX-DR-A-10000
 - Location Plan TQRQM23343205427712
 - Proposed Garage Elevations 1043-S75-XX-XX-DR-A-40000_P2
 - Proposed Garage Plans 1043-S75-XX-XX-DR-A-20000_P2
 - Proposed Garage Side Elevations 1043-S75-XX-XX-DR-A-40001_P2
 - Proposed Garden Room Elevations 1047-S75-XX-XX-DR-A-40000_P1
 - Proposed Garden Room Elevations 1047-S75-XX-XX-DR-A-40000_P1
 - Proposed Garden Room Plans 1047-S75-XX-XX-DR-A-10001_P2
 - Proposed Site Plan 1047-S75-XX-XX-DR-A-10000_P6 received 17.03.2026and 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 The external materials shall match those specified within the approved plans.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

4 The development shall be completed in line with the recommendations in the Bat Survey Report, 4th June 2024 and the conditions of the planning permission. All the recommendations shall be implemented in full, unless otherwise agreed in writing by the Local Planning Authority, and thereafter permanently maintained for the stated purposes of biodiversity conservation.

5 No development shall commence until the following details, in accordance with British Standard 5837:2012, have been submitted to and approved in writing by the Local Planning Authority:

- Tree protective barrier details
- Tree protection plan

Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality.

6 The garage shall be used solely for the garaging of private motor vehicles and for private use incidental to the enjoyment of the dwellinghouse only and not for trade, business or any other purposes without the grant of further specific planning permission from the Local Planning Authority.

Reason: To prevent an overdevelopment of the site.

7 The garden room hereby approved shall be used only for purposes incidental to the enjoyment of the dwellinghouse and shall not be used as a separate dwelling, annexe, or for any form of primary residential accommodation without the prior written approval of the Local Planning Authority. The building shall not be occupied independently of the main dwelling and shall not be let, sold, or otherwise disposed of as a separate unit of accommodation.

Reason: To prevent the creation of an independent or ancillary residential unit.

8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no outbuildings, garages or other domestic structures falling within Class E of Part 1 of Schedule 2 of the Order shall be erected within the curtilage of the dwellinghouse unless planning permission has first been obtained from the Local Planning Authority.

Reason: To prevent the overdevelopment of the site.

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 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.

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: 19 March 2026



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 twelve 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.