



## Notice of Prior Approval Determination

### TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 SCHEDULE 2 PART 3 CHANGES OF USE

---

**Correspondence Address:**

5 Inkerman Court  
Denby Dale  
Huddersfield  
HD8 8XA

**Decision Date:**

04/02/2021

**APPLICATION NO:** 2020/1461

**DESCRIPTION:** Change of use of B1(a) office to C3 residential dwellinghouse (Prior Notification)

**LOCATION:** 123 Dodworth Road, Barnsley, S70 6HL

**APPLICANT:** iDprojects

Prior approval is hereby **given** for the development described above subject to the following standard conditions:

1. The development hereby permitted shall be completed before the expiration of 3 years from the date of this decision.

**Reason: In order to comply with the provision of Sch.2 Part 3, Class O, O.2 (2) of the General Permitted Development Order 2015 (as amended).**

2. The development hereby approved shall be carried out strictly in accordance with the plans (476-A02) and specifications as approved unless required by any other conditions in this permission.

**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.**

3. The parking/manoeuvring facilities shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.

**Reason: To ensure that satisfactory off-street parking/manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Local Plan Policy T4 New Development and Transport Safety.**

4. Upon commencement of construction works, details of an Electric Vehicle Charging Point shall be submitted to and approved in writing by the LPA. The ECVP will have a minimum 'Mode 3' [7kW (32AMP)] capability and shall be installed in accordance with the approved details prior to first occupation of the development and thereafter retained in accordance with the approved details.

**Reason: To ensure the new residential units are provided with infrastructure that conforms with the requirements of LP Policy T3 - New Development and Sustainable Travel.**

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), the change of use which would otherwise be permitted by Class L, Part 3 of Schedule 2 of that Order 'small HMOs to dwellinghouses and vice versa' shall not be carried out.

**Reason: To prevent the future loss of an existing larger dwelling in accordance with Local Plan Policy H9 - Protection of Existing Larger Dwellings.**

Signed

Dated 04/02/2021



Joe Jenkinson  
Head of Planning and Building Control