



Notice of Prior Approval Determination

TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 SCHEDULE 2, PART 1, CLASS A LARGER HOME EXTENSION

Correspondence Address:

1 Saville Street
Cudworth
Barnsley
S72 8LT

Decision Date:

19/10/2021

APPLICATION NO: 2021/1240

DESCRIPTION: Erection of single storey extension to rear with a rearwards projection of 5.5m, a height to eaves of 2.5m and a maximum overall height of 4m (Prior Notification Householder)

LOCATION: 20 Orchard Croft, Dodworth, Barnsley, S75 3QY

APPLICANT/AGENT: JRB Designs Ltd

Prior approval is **not required** for the development described above; subject to the following standard 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 plans MLV001 001 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 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 Local Plan Policy D1 High Quality Design and Place Making.

Additional information:

- 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 It is brought to your attention that a woodland TPO is located to the south of the property. It is an offence to cause damage to protected trees, or undertake any works to them either above or below ground without the prior consent of the Local Planning Authority. Consideration will therefore need to be given to the construction methodologies for the new extension so as to avoid committing an offence.

The granting of this application does not give you permission to undertake any works to the protected trees.

Signed

Dated 19/10/2021



Joe Jenkinson
Head of Planning and Building Control