



BARNSLEY

Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2006/1254

To AA2L Ltd
85 Lundhill Road
Wombwell
Barnsley
S73 0RL

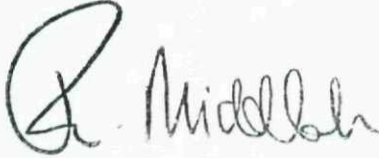
DESCRIPTION Erection of two self contained apartments
LOCATION Land adjoining 3 Skiers View Road, Hoyland, Barnsley

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 03 August 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 No development shall take place until full details of the proposed external materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.
- 3 No development shall take place until details of the foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development unless otherwise agreed in writing with the Local Planning Authority.
Reason: To ensure the proper drainage of the area.

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 31 August 2006

Planning and Transportation Service
Central Offices, Kendray Street, Barnsley. S70 2TN

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- 4 A soakaway system which meets the requirements of Building Research Establishment Digest 365 including porosity tests carried out in accordance with BRE 365 to demonstrate that suitable subsoil and adequate land area is available for the soakaway.
Reason: To prevent the pollution of the water environment
- 5 Prior to the occupation of the flats, a dark-stained, close-boarded timber screen fence 1.8 metres high shall be erected on the southern boundary as indicated on the approved layout plan, details of which shall first be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved plans and shall thereafter be retained.
Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property and in accordance with UDP Policy BE6, Design Standards.
- 6 Before the development is brought into use that part of the site to be used by vehicles shall be laid out in accordance with the approved plan and hard surfaced, sealed and drained (and marked out), and shall thereafter be permanently retained for vehicle use.
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 UDP Policy T2A.
- 7 During the period of construction sufficient space shall be set aside within the confines of the site for the parking of site workers and visitors.
Reason: To ensure that satisfactory parking is available in the interests of highway safety and the free flow of traffic.

Reason(s) for Granting Permission

- 1 The proposal complies with Policy H8D in that
- there would be no harm to the local environment or residential amenity.
it would not create any traffic problems.
it would not prejudice future development.

Informative(s)

- 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:

H8A: New Dwellings
H8D: Infill Residential Developments
BE6: Good Design
T2: Highway safety
SPG3: Infill Residential Developments

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.