



BARNLSLEY

Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2015/0792

To Peter Thompson
Architectural Design Consultant
Linwood
Barnsley Road
Dodworth
Barnsley
S75 3JR

DESCRIPTION Retention of rear garden including stone boundary wall
LOCATION 20 Ladyroyd, Silkstone Common, Barnsley, S75 4SF

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 17 July 2015 and described above.

The approval is subject on compliance with the following conditions:

- 1 The development hereby approved shall be carried out strictly in accordance with the plans (Nos Site Plan RevF & Site Sections) 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 LDF Core Strategy Policy CSP 29, Design.
- 2 Works to the reduction of the ground level of the rear garden as detailed on drawing 'site plan Rev F' shall be completed within 3 months of the date approval, the Local Planning Authority shall then be notified upon completion of the works.
Reason: To reduce the potential for overlooking to the rear garden of the adjacent neighbouring property in the in interests of Residential Amenity.
- 3 Within 3 months of the date of this permission a timber post & rail fence no greater than 2m in height shall be erected along the south-western boundary as shown on plan 'site plan Rev F' thereafter the boundary shall be retained in perpetuity.
Reason: To define the residential curtilage in the interests of Green Belt policy in accordance with Core Strategy Policy CSP34.

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

Signed 
Head of Planning and Building Control

Dated 08 September 2015

Informative(s)

Pursuant to article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, complied with our Planning Service Charter for Business and otherwise actively engaged with the applicant in dealing with the application.

1

Please note that the completion of the approved works within the identified 3 month period will satisfy the requirements of the enforcement notice dated 23rd December 2014.

2

The decision to grant planning permission has been taken having regard to the policies and proposals in the adopted Core Strategy and saved policies of the Barnsley Unitary Development Plan set out below and to all relevant material considerations, including Supplementary Planning Guidance:

Saved UDP
GS6 'Extent of the Green Belt'

Core Strategy
CSP 29 'Design'
CSP34 'Protection of Green Belt' Protects development within the Green Belt.
CSP35 'Green Space'

SPDs/SPGs

Supplementary Planning Document - House Extensions
Silkstone Parish Design Statement:

NPPF
General principles (paragraph 17)
Delivering a wide choice of high quality homes (paragraphs 47 - 55)
Design (paragraphs 58 - 65)

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.

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 12 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.