BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2010/1428

To S J Salisbury Designs
25 Cartwright Avenue
Harley
Whitefort
Worcester
Worcestershire
WR4 0NZ

DESCRIPTION Erection of 2.5 storey side extension, three storey rear extension and conversion from 1 no. dwelling into 3 no. dwellings.
LOCATION 18 Longman Road, Barnsley, S Yorks, S70 2LD

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 24 November 2010 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 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 UDP Policy BE6, Design Standards.

3 The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved (Dwg. No's P001, P004- Rev. A, P005- Rev. A, P006) unless prior written consent has been given by the Local Planning Authority to any variation.
Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.

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

Stephen Moralee
Signed
Assistant Director, Planning and Transportation

Dated 14 April 2011

Planning and Transportation Service **Telephone: 01226 - 772000**
PO Box 604, Barnsley, S70 9FE **Fax: 01226 - 772591**

4 Prior to the commencement of the development the details of root protection areas of the trees shown on the approved plan, a no dig construction methodology for the garage and hardstandings and tree protection fencing shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
Reason: To safeguard existing trees

5 The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced off in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.
Reason: To safeguard existing trees, in the interest of visual amenity.

6 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority full details of the hard landscaping works. The approved hard landscaping details shall be implemented prior to the occupation of the apartments.
Reason: In the interests of the visual amenities of the locality.

7 Prior to the commencement of the development details of the parking areas indicated on the plan shall be submitted to the Local Planning Authority for approval. Details shall include materials, drainage and any retaining structures. The approved details shall then be implemented prior to the development being brought into use, and shall be retained for that sole purpose at all times.
Reason: In the interest of highway safety.

8 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.
Reason: In the interests of the amenities of local residents and in accordance with UDP Policy ES1, Pollution.

Reason(s) for Granting Permission

1 Flats and HIMO's - Policy H5A The proposal complies with Policy H5A in that it

provides suitable facilities.
causes no significant noise nuisance through design.
has adequate provision for parking.
the visual appearance of the alterations is acceptable.

Informative(s)

1 The proposed development lies within a coal mining area. In the circumstances Applicants should take account of any coal mining related hazards to stability in their proposals. Developers must also seek permission from the Authority before undertaking any operations that involves entry into any coal or mines of coal, including coal mine shafts and the implementation of site investigations or other works. Property specific summary information on any past, current or proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 762 6848 or at www.coal.gov.uk.

2 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.

3 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:

Policy H5A (Flats & Houses in Multiple Occupation) - Planning permission for the conversion of buildings to flats will be granted where;
- The building and curtilage are of sufficient size to provide suitable facilities for the residents.
- There will be no generation of unacceptable noise nuisance between dwelling units.
- Satisfactory provision is made for off-street car parking facilities
- Visual amenity would be maintained.

Policy GS22 - The Council will seek the retention and management of existing hedgerows, woodlands and trees both individually and in groups.

Policy TC56 - The Council will consider additional measures to control parking in the Victoria Road Housing Area.

As well as UDP policies, Supplementary Planning Guidance (SPG) Notes are also a material consideration in planning decisions. SPG 3 'Infill Residential Development', SPG2 'Design and Layout of Residential Development', SPG 5 'Dormers and Rooflights' and SPD 32 'Parking, Transport Assessments and Travel plans' adopted in May 2003 relates to this application.

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 six months 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.

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