BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2012/0579

To SEA Planning
5A Hall Annex
Newton Chambers Road
Thorncliffe Park
Chapeltown
Sheffield
S35 2PH

DESCRIPTION Alterations and extension to bungalow and subdivision to form additional dwelling.
LOCATION 2 Selbourne Close, Barugh Green, Barnsley, S75 1NA

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 22 May 2012 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 development hereby approved shall be carried out strictly in accordance with the amended plans (no's SEA/675/003 Rev B dated 18th July 2012, SEA/2SC/006 Rev B - July 2012) 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.

3 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 submission of materials.
Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29, Design.

Stephen Moralee

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 Regulatory Services

Dated 02 August 2012

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

4 Prior to the commencement of building works or the subdivision of the dwelling, the garage marked on plan no SEA/675/003 Rev B received 18th July 2012, shall be removed in its entirety.
Reason: In order to ensure the character and appearance of the street scene is maintained and in order to accord policy CSP29 of the Core Strategy.

5 Upon commencement of development, details of the boundary treatments (location, height, design, materials) shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be erected in accordance with the approved details prior to the occupation of the dwelling.
Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property and in accordance with Core Strategy Policy CSP 29, Design.

6 All on-site vehicular areas shall be hard surfaced and drained in an approved manner prior to the development being brought into use and surface water run - off shall be collected and disposed of within the site
Reason: to prevent mud/debris from being deposited on the public highway and in order to ensure adequate drainage of the site.

7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the subdivided and extended dwelling (hatched plot on plan no SEA/2SC/006), which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out and no garages or other outbuildings shall be erected.
Reason: The plot is small and visible from the street and any extension may compromise sufficient garden space and be visually intrusive. There is also a large pylon located close to the garden and an extension may result in an unacceptable level of outlook. Permitted development rights are removed in order that policy CSP29 of the Core Strategy is adhered to.

Reason(s) for Granting Permission

1 Unique The proposal complies with Saved UDP Policy H8A in that the conversion of the detached dwelling to two dwellings would not have a detrimental impact on the amenity of future and existing residents. The proposal complies with the council's supplementary planning document entitled 'designing new housing development'. The proposal complies with policy CSP29 of the Core Strategy in respect of design.

Informative(s)

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 All waste and recyclable waste containers have to be collected from the kerbside of the public highway; therefore, storage areas should be provided adjacent to the highway. The storage areas should provide sufficient space to allow containers to be left on collection days without obstructing pedestrian or vehicular traffic on the public highway, to the detriment of road safety.

3 Under the Building Act 1984, the Council is required to be notified of any demolition exceeding 50 cubic metres carried out within the Borough. This can be done by contacting Highways & Engineering 01226 772009.

4 The developer must contact Mr G Handley in Environmental Services on 01226 772026 prior to any work commencing on-site, to gain all necessary technical and legal approvals relating to the creation/alteration/reinstatement and removal of permanent or temporary vehicular access(es) to the highway.

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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