



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2013/0545

To G.G. Associates Ltd
Westwood House
18 Carr Lane
Tankersley
Barnsley
S75 3BE

DESCRIPTION Conversion of redundant farm building into dwellinghouse and erection of triple garage.

LOCATION Unit 2, Blacker Grange Farm, off Barnsley Road, Blacker Hill, Barnsley, S74 0RP

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 30 May 2013 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 plans (Nos 741-01-A, 741-02-B, 741-03, 741-09 & 741-11) 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 The alterations/repair to the external appearance of the barn building shall be made good using materials matching those of the existing building.
Reason: In the interests of the visual amenities of the locality in accordance with Core Strategy policy CSP 30.
- 4 The facing stone to the proposed garage shall match the barn in colour and type of face.
Reason: In the interests of the visual amenities of the locality in accordance with Core Strategy policy CSP 30.

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, Building Control and Sustainability

Dated 22 July 2013

- 5 The roofing materials of the garage shall match those used in the barn conversion.
Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29, Design.
- 6 The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.
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 Core Strategy Policy CSP 26, New Development and Highway Improvement.
- 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 dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.
Reason: To safeguard the openness and visual amenities of the Green Belt in accordance with Core Strategy Policy CSP 34, Protection of Green Belt.

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 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848.

Further information is also available on The Coal Authority website at www.coal.decc.gov.uk

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

- 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 saved policies and proposals in the Barnsley Unitary Development Plan, the policies and proposals in the Core Strategy and to all relevant material considerations, including Supplementary Planning Guidance:

Core Strategy

List relevant Core Strategy policies summarising key points where necessary

CSP2 'Sustainable Construction is that all new dwellings shall be expected to achieve at least a level 3 rating under the Code for Sustainable Homes'.

CSP29 - Design - High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley.

CSP34 - Protection of Green Belt - Development within the Green Belt must meet the requirements of PPG2.

Saved UDP Policies

GS8A - The reuse of buildings in the Green Belt - Identifies numerous criteria that must be satisfied to permit the residential conversion of agricultural buildings. One of which includes that any extension is architecturally consistent with the existing building and respects its height, shape, mass and plan form.

Policy GS8E - proposals to replace, extend or alter dwellings in the Green Belt will be permitted provided that;

- In the case of extension or alteration, the total size of the proposed and previous extensions does not exceed the size of the original dwelling and the original dwelling forms the dominant visual feature.
- Construction is of a high standard of design and in particular reflects the architecture of the building.
- The appearance or use of the dwelling will not affect residential amenity.
- There is no conflict with other policies in the plan.

Domestic outbuildings within the curtilage of the dwelling will be treated as part of the dwelling or an extension to it, except for the purposes of calculating the size of the original dwelling.

SPDs/SPGs

Barn Conversions

This informative is only intended as a summary of the reason

- 4 It is of note that the application is for the conversion of the building only therefore if it was found to be structurally unsound requiring complete demolition/rebuilding then such works could only be completed under a revised planning application which would be specific to that particular detailing.

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.