BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2011/0927

To Mr Nicholas Crawley
152-158 Richmond Hill
Richmond upon Thames
Surrey
TW10 6RP UK

DESCRIPTION Redevelopment of 429 and 431 Doncaster Road and associated buildings into 9 no duplex apartments.
LOCATION 429 and 431 Doncaster Road, Barnsley, S71 5EH

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 04 August 2011 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 and specifications (MM1049/30/.01, .02, .03 & MM1049/20/05A) as approved 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 Core Strategy Policy CSP29 Design.

3 Pedestrian intervisibility splays, having the dimensions 2m x 2m, shall be safeguarded at any drive entrance/exit such that there is no obstruction to visibility at a height exceeding 1m above the nearside channel level of the adjacent highway,
Reason: In the interest of road safety.

4 Sight lines, having the dimensions 2.4m x distance to boundaries with adjacent properties, shall be safeguarded at any drive entrance/exit, such that there is no obstruction to visibility at a height exceeding 1.05m above the nearside channel level of the adjacent highway.
Reason: In the interest of road safety.

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 Transportation

Dated 27 September 2011

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

5 The parallel parking bays indicated on site plan ref MM1049/20/.05A shall be increased in size to 6 x 2.4m and shall be made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use. The parking bays shall be retained for that sole purpose at all times.
Reason: In the interest of highway safety.

Reason(s) for Granting Permission

1 Unique The flats are of an adequate size and are considered to be served with an appropriate level of amenity. The proposals make an efficient use of an otherwise vacant building which will add to the authorities housing targets in accordance with CSP14. The development can be implemented without resulting or having an adverse impact upon existing neighbouring residents or the visual amenities of the area.

Informative(s)

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

H8A 'Existing Residential Areas'
CSP14 Housing Mix and Efficient Use of Land
CSP 29 'Design'

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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