



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2021/1140

To White Agus Partnership
Office One
34 Victoria Road
Barnsley
S70 2BU

DESCRIPTION Erection of attached garage extension to side/rear and alterations to the front boundary including installation of railings and vehicular and pedestrian gates

LOCATION 30 Victoria Road, Barnsley, S70 2BU

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 14/09/2021 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 21-029-01C) 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 Local Plan Policy D1 High Quality Design and Place Making.
- 3 The existing carved gate posts shall be retained and re-used to frame the new pedestrian gated access.
Reason: To preserve the character and visual amenities of the area, in accordance with Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Local Plan Policies D1 & HE1.
- 4 All new railings and gates shall be constructed in metal and decorated black.
Reason: To preserve the character and visual amenities of the area, in accordance with Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Local Plan Policies D1 & HE1.

- 5 The rear and side walls of the garage shall be constructed in a brick matching the host dwelling. The front wall of the garage shall be constructed in natural sandstone matching that of the host dwelling in terms of colour, grain size, coursing detail, face finish and pointing.
Reason: To preserve the character and visual amenities of the area, in accordance with Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Local Plan Policies D1 & HE1.
- 6 The roof of the garage shall be covered in natural blue grey slates to match the host dwelling.
Reason: To preserve the character and visual amenities of the area, in accordance with Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Local Plan Policies D1 & HE1.
- 7 All gutters and rainwater goods shall be decorated black and shall be mounted on brackets (no fascia).
Reason: To preserve the character and visual amenities of the area, in accordance with Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with Local Plan Policies D1 & HE1.
- 8 Any gates, vehicular or pedestrian, shall be designed to open inwards only and permanently retained as such for the lifetime of the development.
Reason: In the interest of highway safety and in accordance with Local Plan Policy T4.

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 0345 762 6848.

Further information is also available on The Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2021 until 31st December 2022

- 2 The granting of planning permission does not effect the status of species such as owls and bats which have protection under other legislation. These may be present, and it is the applicant's responsibility to seek advice on how to avoid damaging operations. Further advice can be obtained from the Countryside Unit in the Planning & Transportation Services, on 01226-772576, or directly from www.naturalengland.org.uk

Please be aware that the Council monitors construction sites and open land within the vicinity of such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- a fine of up to £50,000 and
- up to six months imprisonment on conviction.

Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of any development is disposed of via approved methods and that documents are retained to prove this.

Signed

Dated 08/10/2021



Joe Jenkinson
Head of Planning and Building Control

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

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 twelve 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.