BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2010/0929

To Cadital Ltd
7 Park Farm Gardens
South Kirkby
Pontefract
West Yorkshire
WF9 3AF

DESCRIPTION Erection of detached garage
LOCATION Adjacent Hudroyd Cottage, Racecommon Lane, Barnsley, S70 6NN

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 30 July 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 development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved (Dwg. No. DJA/P/HC/10) 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.

3 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.

4 Prior to the commencement of development details of the driveway/hardstanding shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the garage being brought into use and retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interest of visual amenity within the Green Belt.

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 10 September 2010

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

5 The garage shall not be used for any trade or commercial purpose.
Reason: In the interests of the amenities of local residents

Reason(s) for Granting Permission

1	Alteration/extension to dwellings in the Green belt - Policy GS8E	The proposal complies with Policy GS8E in that the extension does not exceed the size of the original dwelling. the original dwelling remains the dominant visual feature/the extension is subsidiary to the main dwelling. the construction of a high standard of design. it would not adversely effect on amenity of local residents. it would not adversely affect the appearance of the locality.
2	Visual amenity - Policy GS9	The proposal complies with Policy GS9 in that the development does not cause any significant harm to the visual amenity of the Green Belt.

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 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 GS7 - Development within the Green Belt will not be permitted unless it maintains the openness of the Green Belt.

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.

Policy GS9 - Development within the green belt, or conspicuous from it, should not by reason of its siting, materials or deign result in significant harm to the visual amenity of the green belt.

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.

3 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.

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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