



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2022/0222

To Mr Bryan Mangham
The Long Barn
134 Genn Lane
Ward Green
Barnsley
S70 6NW

DESCRIPTION Removal of existing conservatory to enable erection of single storey rear extension that includes multi fuel log burner and associated chimney, single storey link extension, erection of detached summerhouse outbuilding in rear garden, addition of juliette balcony and privacy screen and formation of parking area and erection of car port (Part Retrospective) (Amended Description)

LOCATION The Long Barn, 134 Genn Lane, Ward Green, Barnsley, S70 6NW

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 28/04/2022 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 (Existing and Proposed Floor Plans - Amended (Dated 03/08/2022), Proposed Extension Plans and Elevations, Proposed South Elevation, Proposed North Elevation, Proposed East and West Elevations, Proposed Access Strategy, Proposed Summer House Plans and Elevations - Amended (Rev. 2), Proposed Car Port Plans and Elevations, Proposed Site Plan - Amended (Rev 1), Arboricultural Report (Ref: AWA4291 - Dated April 2022, Arboricultural Impact Assessment (Dated July 2022) and privacy fence details (Received 22 07 2022)) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

- 3 The proposed outbuilding hereby approved shall be used for domestic ancillary purposes for the permanent residents in association with the application dwelling The Long Barn, 134 Genn Lane, Ward Green, and shall not be used for any trade/business purposes, nor used as a separate residential use/annex and shall not be severed at a later date to create a separate planning unit.

Reason: In the interest of residential amenity in accordance with Local Plan Policy GD1: General Development.

- 4 The proposed development hereby approved shall strictly adhere to the following specifications and details:

- External materials of the extension shall match those of the host building in every respect. Walls shall be natural sandstone matching the existing in terms colour, grain size, coursing depth and face dressing.

- The proposed chimney shall be sandstone topped with a terracotta pot.

- Pointing to the masonry shall be lime mortar (1 part NHL 3.5 to 3 parts well graded aggregate or river sand). The joints shall be brushed, stippled, or bagged and finished to a slightly recessed joint.

- The timber frame and glazing mounted in the new gable of the extension shall be rebated in the reveal a minimum of 300mm

- Generally, all windows, doors and frames shall be in timber decorated to match the host property.

- Guttering shall be traditional timber box section mounted on metal brackets with down pipes to match the existing dwelling.

Reason: To protect the fabric of the Historic Environment, in accordance with Local Plan Policy HE1 and HE3.

- 5 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.

Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.

- 6 The parking/manoeuvring facilities, indicated on the submitted plan, and the area to the immediate East of the gates shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles within 6 months of 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 Local Plan Policy T4 New Development and Transport Safety.

Informative(s)

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, and otherwise actively engaged with the applicant in dealing with the application in a positive and proactive manner.

- 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 You are advised that the entire Barnsley Borough is a smoke control area and it is an offence to emit smoke from any chimney at a property. Since the development is located within a smoke control area, only authorised smokeless fuels can be burned, or an exempted appliance used with the correct unauthorised fuel which is exempted to burn cleanly. Further information can be found here: <https://www.barnsley.gov.uk/services/pollution/air-pollution/report-a-smoke-problem/#:~:text=We%20have%20designated%20the%20whole,oil%20or%20wood%20as%20fuel>.
- 3 This permission shall not be construed as granting rights to carry out works on, under or over land not within the ownership, or control, of the applicant.
- 4 The applicant is advised to investigate whether owners of adjoining property need to be consulted under the Party Wall Act 1996.
- 5 The granting of planning permission does not affect 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

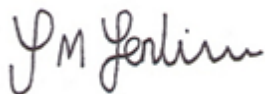
Please be aware that the Council monitors construction sites and open land within the vicinity of such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- 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 05/08/2022

A handwritten signature in dark ink, appearing to read 'J M Jenkinson', written in a cursive style.

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 given 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.