



BARNSLEY
Metropolitan Borough Council

**Growth and Sustainability
Regeneration and Culture
Planning and Building Control
Westgate Plaza
PO Box 634, Barnsley, S70 9GG
Head of Service: Garry Hildersley**

Mr Ryan Beedham
55A Ravenholt
Worsbrough
Barnsley
S70 5DF

My Ref: 2024/0642
Your Ref:
Date: 19th July 2024.
Enquiries to: Bradley Sargeson
Direct Dial: 01226 772142
E-Mail: bradleysargeson@barnsley.gov.uk

Dear Mr Beedham,

Details of conditions 3 (materials), 6 (EVCP) and 7 (broadband) in relation to planning application 2021/1464: Erection of 1no detached two storey dwellinghouse and associated works (Amended Plans compared with previous application 2021/0568) at 55A Ravenholt, Worsbrough, Barnsley, S70 5DF.

Condition 3: the retrospective external materials details submitted 16th July 2024 and included on the following documents:

*J21-009 A-115 Rev. C
J21-009 A-210 Rev. D*

and shown on the photographs provided in the emails received 16th July 2024 and 17th July 2024, are considered acceptable to discharge the initial element of the condition. The condition also requires the development to be carried out in accordance with the approved plans, and in accordance with the procedures set out in the above document(s) unless otherwise agreed in writing by the Local Planning Authority.

Condition 6: Retrospective electric vehicle charging point (EVCP) details were submitted to the local planning authority on 16th July 2024 and are shown on the photographs included in the email received 16th July 2024.

Revisions to approved document S took effect on 15 June 2022. This approved document supports Part S of Schedule 1 to the Building Regulations 2010. The revised document includes Requirement S1 and regulation 44D: Electric vehicle charging provisions for new residential buildings. The provision of electric vehicle charging points from 15 June 2022 is now a matter for Building Regulations approval and does not require written approval from the local planning authority.

A Building Regulations application with the reference 22/02073/BR was validated 11th February 2022 and completed 16th March 2023.

The retrospective electric vehicle charging point (EVCP) details are therefore considered acceptable to discharge the condition.

Condition 7: Retrospective gigabit-capable full fibre broadband connectivity details were submitted to the local planning authority on 16th July 2024 and are shown on the photographs included in the email received 16th July 2024.

The Building etc. (Amendment) (England) (No. 2) Regulations 2022 came into force on 26 December 2022. These regulations introduce gigabit broadband infrastructure and connectivity requirements for the construction of new homes in England. They amend The Building Regulations 2010 and The Building (Approved Inspectors etc.) Regulations 2010. The provision of gigabit broadband infrastructure and connectivity from 26 December 2022 is now a matter for Building Regulations approval and does not require written approval from the local planning authority.

A Building Regulations application with the reference 22/02073/BR was validated 11th February 2022 and completed 16th March 2023.

The retrospective gigabit-capable full fibre broadband connectivity details are therefore considered acceptable to discharge the condition.

Note: A non-material amendment application under the reference 2022\ENQ\0046 was submitted to the local planning authority on 04th February 2022 and closed 10th March 2022. The non-material amendment application was for:

“First floor repositions of master bedroom and en-suite east end of building and corresponding alterations to elevation/ fenestration. Reposition of family bathroom to west end of building. Ground floor alteration of kitchen layout. Omission of side door to utility room and changes to fenestration incorporating sliding doors to kitchen / dining area and patio doors to the lounge area.”

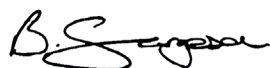
It is acknowledged that a porch shown on the following plans:

J21-009 A-102 Rev. F
J21-009 A-111 Rev. N

has not been implemented as shown on the photographs included in the email received 16th July 2024. However, whilst not constructed, it would not be considered a breach as the omission of the porch would likely have been acceptable under a non-material amendment application. Nonetheless, to regularise the omission of the porch, a non-material amendment application should be submitted to the local planning authority.

If you require any further advice or information, please do not hesitate to contact me.

Yours sincerely



Bradley Sargeson

For and on behalf of:
Garry Hildersley
Head of Planning and Building Control

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