Application Reference Number:	2024/0187

Application Type:	Full

Proposal Description:	Demolition of the existing dwelling and erection of 2no detached dwellings with basements and integrated garages

Location:	Sorrel Bank, Park Avenue, Wortley, Barnsley, S35 7DR

Applicant:	Mr Adrian Want

Third-party representations:	Six	**Parish:**	Wortley
		Ward:	Penistone East

Summary:

This planning application seeks full planning permission for the demolition of the existing dwelling and the erection of two detached dwellings with basements and integrated garages.

The site falls within Urban Fabric and the Wortley Conservation Area as allocated by the adopted Local Plan. Development comprising the erection of a new dwelling is considered acceptable in principle if proposals would not significantly adversely affect residential amenity, highway safety, and where satisfactory standards of design are achieved.

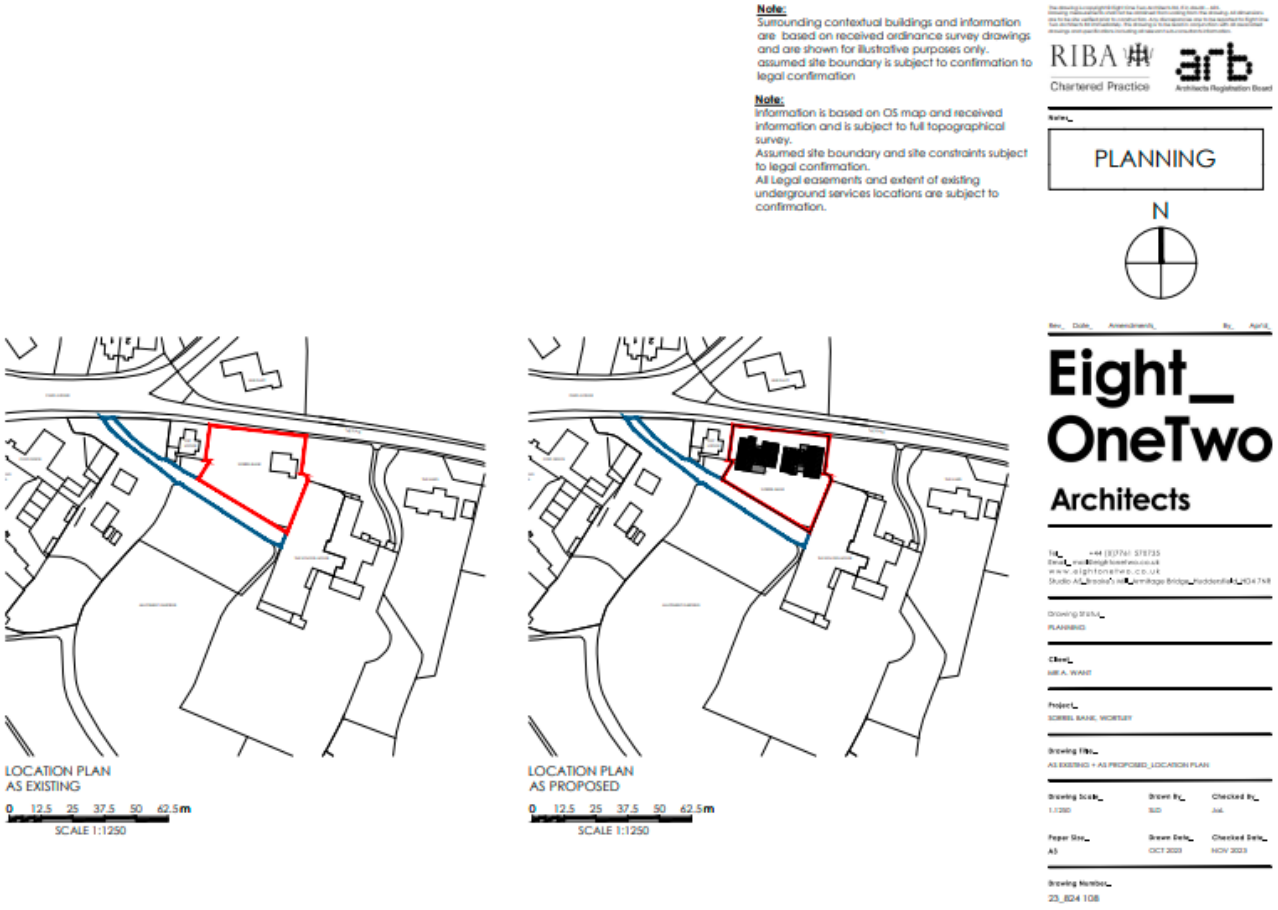
The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).

Recommendation:

Approve subject to conditions

Site Description

The application site is currently a dwelling and curtilage on Park Avenue in the Wortley Conservation Area. The dwelling is a C20 design of little merit being a design typical of the time. It is a two-storey brick-built house with a number of side extensions (two storey and single) with a roof covered in concrete pantiles. The dwelling is within the Wortley Conservation Area whose setting is informed by numerous listed and unlisted historic estate buildings. The adjacent Top Lodge is a Grade II Listed Building. The access to the dwelling is currently to the south of the site. The Flats to which the dwelling fronts is part of the Trans Pennine Trail.

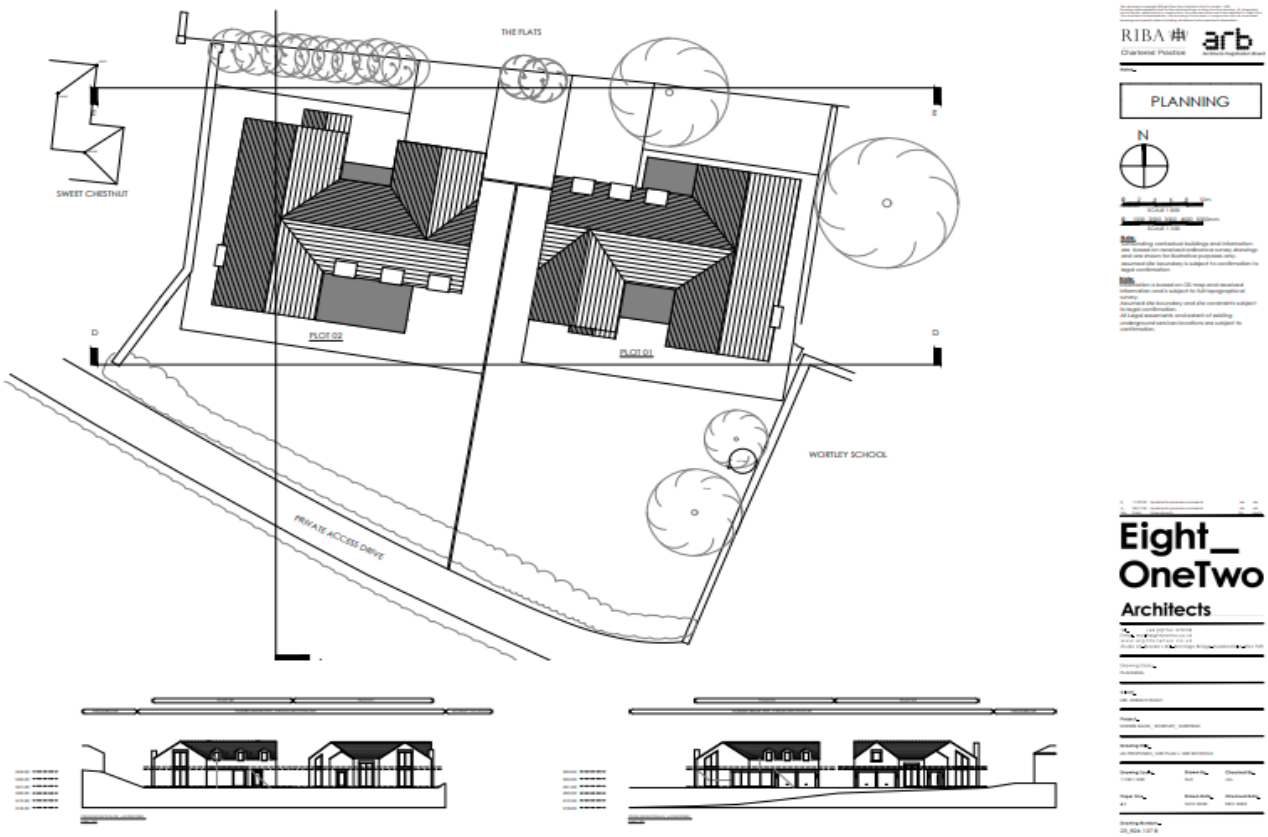


Planning History

There is no recent planning history associated with the site and dwelling.

Proposed Development

The applicant is seeking approval for the erection of two, similarly designed but not identical, two-storey, detached dwellings. The dwellings will feature pitched roofs with plot one having small dormer like windows on the front elevation and plot two having these to the rear. Vertical windows are used on the dwellings. The materials used will be stonework that is conservation specific and secured by conditions. The dwellings feature similar internal layouts with a combined lounge/kitchen/dining area, lounge and garage on the ground floor. On the first floor is five bedrooms and three bathrooms. Each dwelling also has a basement area. Parking spaces in the form of integral garages are provided to the front of the dwellings with a new access to be taken onto The Flats instead of the old access to the rear. The Flats forms part of the Trans Pennine Trail. Over the course of the application the design has been amended to reduce the height and scale of the dwellings.



Relevant Polices

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019). The Local Plan review was approved at the full Council meeting on 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require.

Local Plan Allocation – Urban Fabric / Wortley Conservation Area

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy HE1: The Historic Environment – Positively encourage developments that help in the management, conservation and understanding of the historic environment.

Policy H4: Residential Development on Small Non-Allocated Sites – Proposals for residential development on sites below 0.4 hectares (including conversions of existing buildings and creating dwellings above shops) will be allowed where the proposal complies with other relevant policies.

Policy H6: Housing Mix and Efficient use of land – Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population. Proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs.

Policy Poll1: Pollution Control and Protection – Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

Policy T3: New Development and Sustainable Travel – New Development will be expected to:

- Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists.

- Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people set out in the relevant Supplementary Planning Document.

Policy T4: New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Policy BIO1: Biodiversity and Geodiversity – Development will be expected to conserve and enhance the biodiversity and geological features of the borough.

National Planning Policy Framework

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied.

The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent.

The most relevant sections are:

- Section 2 - Achieving sustainable development
- Section 4 - Decision making
- Section 9 - Promoting sustainable transport
- Section 12 - Achieving well-designed places
- Section 16: Conserving and enhancing the historic environment

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Supplementary Planning Documents:

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019.

The most pertinent SPD's in this case are:

- Biodiversity
- Design of Housing Development
- Parking
- Sustainable Travel

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Other Guidance

- South Yorkshire Residential Design Guidance

Consultations

The LPA's Biodiversity Officer was consulted and raised no objections subject to conditions.

The LPA's Conservation Officer was consulted and raised no objections subject to conditions.

The LPA's Forestry Officer was consulted and raised no objections.

Highways Development Control (DC) were consulted and raised no objections subject to conditions.

Highways Drainage were consulted and raised no objections subject to conditions.

Penistone East Ward Councillors were consulted and raised no objections.

Pollution Control were consulted and raised no objections subject to conditions.

Trans Pennine Trail were consulted and raised no objections subject to an informative.

Wortley Parish Council were consulted and objected on the first consultation to the original proposal on the grounds of height and design of the dwellings, materials, parking and loss of trees. No further comments were received.

Yorkshire Water were consulted and raised no objections.

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Neighbour notification letters were sent to surrounding properties and a site notice posted for the first consultation, four objections were received and in summary raised the following points.

- Access for vehicles
- Curtilage of the dwellings is not in keeping with other dwellings
- Demolition disruption
- Design not in keeping with area
- Emergency services
- Height and scale too large
- Increase in vehicular movements
- Impact on nearby Listed Building
- Impact on Wortley Conservation Area
- Intrusive feature in a visually sensitive area
- New access instead of existing access
- Overshadowing
- Parking
- Traffic congestion
- Trans Pennine Trail

An amended plans re-consultation was also undertaken with 2 further comments received from two of the original objectors who raised no new points to those listed above.

Assessment

The main issues for consideration are as follows:

- The acceptability of residential development
- The impact on the character of the area and Wortley Conservation Area
- The impact on neighbouring residential properties
- The impact on the highway network and highways standards
- The impact on biodiversity

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

The site is located within an area of Urban Fabric where Local Plan Policies GD1 'General Development' and H4 'Residential Development on Small Non-allocated Sites' apply. These require that development should be compatible with its surroundings. In this case the street is largely residential and as such the use of this site for residential uses would be in keeping with the locality. This weighs significantly in favour of the proposal.

In addition to the above, all new dwellings must ensure that living conditions and overall standards of residential amenity are provided for or maintained to an acceptable level both for new residents and those existing. Also, development will only be granted where it would maintain visual amenity and not create traffic problems or reduce highway safety. Additionally, there should also be no harm to the Wortley Conservation Area.

Design, Impact on Conservation Area and Visual Amenity

The street scene consists of a mix of single storey and two-storey, detached dwellings, as such development on this site should relate to these adjacent properties. The proposal involves the erection of a two detached dwellings with pitched roofs. In terms of materials the street scene also features a mix brick, stone and render. The proposed materials have been amended in line with comments from the Conservation Officer to be conservation specific and acceptable in the setting. These will be confirmed by conditions. This weighs significantly in favour of the proposal.

The site was previously a detached dwelling with a large curtilage therefore, due to the large open space and the dwelling being screened from The Flats it adds little to the visual amenity of the street scene. Overall, the design is unremarkable and contributes little to the setting hence the retention of this dwelling is not deemed to be required. This weighs modestly in favour do the proposal.

The height of the proposed dwellings has been amended to be in line with the closest dwelling whilst retaining the two-storey height established by the existing dwelling. During the application various discussions took place with the application architect underlining concerns for the impact on the setting of Top Lodge as well as possible wider impacts on the conservation area and setting of the Registered Park & Garden.

Following this, a revised scheme was submitted which essentially retains the footprint but substantially lowers the height of the ridges and gables reducing the scale of the proposal. This was welcomed bringing the ridge and eaves height more in line with that of Top Lodge. This reduces the level of intrusion due to the reduced visual massing, and reduced harm to the conversation area and setting of adjacent heritage assets. This weighs moderately in favour of the proposal.

The addition of the dwellings is not deemed to be significantly detrimental to the visual amenities of the street scene nor cause significant harm to the conservation area as they will be seen in line with the adjacent dwellings. As such, the proposed dwellings would not be contrary to the development pattern of the area or appear as an overly anomalous feature in the street scene due to the reduction in height and changes in design through this process. If anything, the existing dwelling is more of an anomalous feature than the proposed dwellings would be due to its design. This weighs moderately in favour of the proposal.

Sufficient landscaping and boundary treatments are not indicated on the submitted site plan and will therefore be dealt with via conditions. This has limited weight against the proposal. On the whole the development is acceptable in terms of visual amenity, impact upon the street scene and impact upon the Wortley Conservation Area in accordance with the SPD Design of Housing Development and policies D1 and HE1 of the Local Plan.

Residential Amenity

The proposal involves the erection of two new detached dwellings. Other residential properties are adjacent and most notably to the north (Line Flat) east (The Limes) southeast (Old School Cottage 1-3 and The School House) and west (Top Lodge). Therefore, the impact upon the residential amenity of these properties is an important consideration. The site was previously a dwelling and residential curtilage therefore the use of the site for residential purposes is in keeping with the existing and adjacent uses. This weighs significantly in favour of the proposal.

In terms of external spacing standards and overlooking, the SPD Design of Housing Development states that a minimum of 21 metres should be achieved between facing habitable room windows, and 12 metres should be maintained between habitable room windows and a blank side elevation. No first-floor habitable room windows will face the adjacent dwellings to the east and west as the habitable room windows are located on the front and rear elevations. Habitable room windows will face the adjacent dwellings to the north, southeast and south.

The dwelling to the north is single storey and separated by the highway. A distance of approximately 20 metres is maintained to the front elevation of this dwelling. It is noted the existing dwelling faced directly onto this dwelling and is also two storeys, therefore maintaining this relationship with the new dwellings is acceptable. The dwellings to the southeast are two storey and the closest of these is approximately 19 metres away as is the case with the existing dwelling. These dwellings also orientate to look over the side elevation and garden areas of the proposed dwellings as opposed to the rear elevation. This weighs moderately in favour of the proposal.

The proposal should not cause any significant overbearing or overshadowing to any neighbouring dwelling. The dwelling is set to the south of the dwelling to the north but as discussed above the separation distances from this dwelling is 20 metres and the replacing an existing dwelling. The dwellings are set in line with the dwellings to the east (41 metres) and west (6 metres) therefore maintaining the development pattern. The dwellings are also setback from the front elevations of the dwelling to the west which is the closest dwelling.

The proposed dwellings have been designed with adequate room sizes and external amenity space of over 50sqm per dwelling which is in compliance with the standards set within the SPD and the SYRDG. The proposal is considered to be acceptable in terms of residential amenity in accordance with the SPD Design of Housing Development and Local Plan Policy GD1.

Highway Safety and Trans Pennine Trail

There will be no impact upon highway safety. The existing dwelling at Sorrel Bank occupies a large plot between the properties known as Top Lodge and The School House. The site is currently accessed via a private tarmac surfaced track (known locally as School Lane) which is of single vehicle width and serves three properties.

The proposals involve the demolition of the existing dwelling and the erection of two detached dwellings, it is also proposed to alter the orientation of the site and have the frontage along Park Avenue/The Flats, this presently forms the rear boundary of the site. A rear boundary would then instead be formed along the tarmac surfaced track (School Lane) and the existing site access would be permanently closed.

In terms of access width, gradient, alignment and visibility, the proposals would result in an improvement from a highway safety point of view; the proposed site layout plan shows a frontage parking area for each plot of sufficient size to accommodate two vehicles. The Floor plans for both dwellings include an integral garage of sufficient size to accommodate a further two vehicles, thereby providing each dwelling with a total of four off-street parking spaces, this satisfies the parking requirements as set out in the Parking SPD.

Park Avenue/The Flats provides access to a number of properties as well as forming part of the Trans Pennine Trail; given the existing number of vehicular, cycle and pedestrian movements past the site, it is not considered that the proposed development would result in a material increase in vehicular/pedestrian traffic.

The extent of the adopted highway ceases approximately 20 metres to the west of the site, however, The Flats is a Public Bridleway (Wortley PRoW No.17) and as such would require that access for all users remain unhindered at all times, this includes the parking of vehicles and delivery/storage of materials during any construction period.

In the event of permission being granted, it is advised that during the construction period advance warning signs be placed on Park Avenue/The Flats so as to alert all users of the Bridleway, particularly horse riders, that construction work is taking place. In the event that a temporary closure of the PRoW/TPT is deemed necessary, the applicant/developer would be required to provide an alternative route suitable for all users. As such, the proposal is acceptable from a highway's perspective. This weighs significantly in favour of the proposal.

Impact on Biodiversity

The application was submitted before biodiversity net gain was implemented. The LPA's Biodiversity Officer raised no objections to the proposal. A Preliminary Roost Assessment (PRA) and bat survey report have been provided to support the application. The PRA concluded that the building had moderate potential to support roosting bats and in line with BCT guidance a minimum of two bat activity surveys have been undertaken to assess use of the building by bats.

The surveys, undertaken in the 2025 survey season have confirmed the presence of roosting bats within the building. Two common pipistrelles were recorded emerging from the building during the surveys. Roosts were identified at the eastern gable and the southeast corner of the building, both roosts were assessed to be summer day roosts. As the proposed works comprise the demolition of the building, a licence from Natural England will be required for the works to legally proceed. This weighs moderately in favour of the proposal.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be a sustainable form of development and is therefore recommended for approval**.**

Recommendation

Approve subject to conditions

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Amended proposals to height and design of dwellings
- Biodiversity alterations and bat survey undertaken

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.

Conditions

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.

The development hereby approved shall be carried out strictly in accordance with the amended plans:

23_824 101 Rev. B
23_824 102 Rev. C
23_824 103 Rev. B
23_824 104 Rev. B
23_824 105 Rev. C
23_824 106 Rev. B
23_824 107 Rev. B

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.

Upon commencement of the works, samples of all external materials shall be submitted and approved in writing, and the development shall proceed in accordance with he approved details.

- The windows and door frames of the development shall be mounted in the reveal a minimum of 100mm.

- The stonework shall be natural coursed sandstone similar in appearance to other buildings in the immediate vicinity in terms of type, grain size, colour, face dressing and method of coursing.

- Pointing shall be recessed to a very slightly concave joint of 2-3mm and shall either use or emulate the appearance of lime mortar. * Joints shall be finished once a green set has occurred by brushing, to reveal the arises but not expose any significant horizontal ledging.

- Upon commencement, a sample panel of 1m x 1m shall be constructed and approved and retained on site for the duration of the works. The development shall proceed in accordance with this.

Reason: To conserve and enhance the significance of the conservation area in accordance with Local Plan policy HE1.

No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:

- Tree protective barrier details
- Tree protection plan
- Arboricultural method statement

No development or other operations shall take place except in complete accordance with the approved methodologies.
Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality.

Not withstanding the submitted details, upon commencement of development, full details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained. The approved hard landscaping details shall be implemented prior to the occupation of the dwelling.
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.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy BIO1 Biodiversity and Geodiversity.

The development shall be carried out in accordance with the following additional biodiversity mitigation and enhancement measures, for which a scheme shall be submitted to and approved in writing by the local planning authority, prior to commencement of the development. The scheme will include the measures listed below and shall be implemented prior to first occupation. The features shall thereafter be permanently retained.

- A sensitive lighting scheme to ensure impacts to foraging and commuting bats are minimal;
- Four Integrated bat and bird boxes to be installed in suitable locations within each dwelling on site;
- Invertebrate boxes to be installed on suitable trees on site, and
- Hedgehog highways to be installed in boundary fencing. The hedgehog highways will be signposted to prevent the blocking of gaps.

Reason: in the interests of Biodiversity and in accordance with Local Plan Policy BIO 1 and SPD Biodiversity and Geodiversity.

Bat safe roofing membranes shall be installed within the roof of each dwelling to prevent the injury and/or killing of roosting bats.
Reason: in the interests of Biodiversity and in accordance with Local Plan Policy BIO 1 and SPD Biodiversity and Geodiversity.

A copy of the licence from Natural England shall be submitted to the local planning authority prior to the commencement of works.
Reason: in the interests of Biodiversity and in accordance with Local Plan Policy BIO 1 and SPD Biodiversity and Geodiversity.

Upon commencement of development a plan indicating the position of boundary treatment(s) to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the dwelling is occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.
Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property in accordance with Local Plan Policies GD1 General Development Policy and D1 High Quality Design and Place Making.

No development shall take place unless and until.

(a) Full foul and surface water drainage details have been submitted to and approved in writing by the Local Planning Authority. Thereafter no part of the development shall be occupied or

brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development unless otherwise agreed in writing with the Local Planning Authority.

(b) Porosity tests are carried out in accordance with BRE 365, to demonstrate that the subsoil is suitable for soakaways.

(c) Calculations based on the results of these porosity tests to prove that adequate land area is available for the construction of the soakaways are all approved in writing by the Local Planning Authority.

Reason: To ensure the proper drainage of the area.

The dwellings hereby permitted shall not be occupied until pedestrian visibility splays of 2m x 2m to the back edge of the adjacent Bridleway have been provided at the proposed accesses. Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.6m along the site boundary which would obstruct the visibility splays. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.
Reason: To ensure drivers have clear and unrestricted views of approaching users of the Bridleway when pulling out onto the Public Right of Way, in the interests of the safety of all users of the Public Right of Way in accordance with Local Plan Policy T4 New Development and Transport Safety.

The parking facilities, indicated on the submitted plans, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times. Adequate measures shall be so designed into the proposed vehicular areas to avoid the discharge of surface water from the site on to the adjacent Bridleway.
Reason: To ensure that there are adequate parking facilities to serve the development which are constructed to an acceptable standard; to ensure adequate provision for the disposal of surface water and to prevent mud/debris from being deposited on the Public Right of Way and to prevent the migration of loose material on to the Public Right of Way in the interests of the safety of all users of the Public Right of Way in accordance with Local Plan Policy T4 New Development and Transport Safety.

The driveway length in front of the garages shall be at least 6m (or 5.5m with the use of a roller shutter type door) measured from the garage door to the site boundary.
Reason: To ensure parked vehicles do not overhang the adjacent Bridleway, ensuring that the safe and unobstructed use of the Public Right of Way is maintained in accordance with Local Plan Policy T4 New Development and Transport Safety.

The gradient of the vehicular accesses/driveways shall not exceed 1 in 12 as measured from the edge of the adjacent Bridleway.
Reason: In the interests of the safety of persons using the access and users of the Bridleway in accordance with Local Plan Policy T4 New Development and Transport Safety.

Any redundant vehicular accesses shall be permanently closed prior to the development being brought into use.
Reason: In the interests of highway safety in accordance with Local Plan Policy T4 New Development and Transport Safety.

During works, construction or demolition related activity shall only take place onsite 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: To reduce or remove adverse impacts on health and quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority.
Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

Informatives

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.

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The development abuts a Public Right of Way, (Bridleway) namely Wortley Path No.17. You are advised that before undertaking any work you must contact the PRoW team to discuss requirements, including the need for any Temporary Traffic Regulation Order to close or divert the PRoW for the duration or part of the works on grounds of public safety. For more information, please call on 01226 773555.

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The contractor shall ensure that no vehicle leaving the development hereby permitted enters the public highway unless its wheels and chassis are clean. It should be noted that to deposit mud and debris on the public highway is an offence under provisions of the Highways Act 1980.

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During the construction period advance warning signs be placed on Park Avenue/The Flats so as to alert all users of the Bridleway, particularly horse riders, that construction work is taking place. In the event that a temporary closure of the PRoW/TPT is deemed necessary, the applicant/developer would be required to provide an alternative route suitable for all users.

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Any vegetation clearance should be undertaken outside of the bird nesting season (March-August inclusive). Should this not be possible then a suitably qualified ecologist should undertake a nesting bird check no more than 48 hours prior to the start of works. Should active nests be found, works should cease until the nests are no longer active and the chicks have fledged and the ecologist has deemed the area to be free of nesting birds.

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If a protected species (such as any bat, great crested newt, badger, reptile or any nesting bird) is discovered using a feature on site that would be affected by the development or related works all activity which might affect the species at the locality should cease. You should then seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. This action is necessary to avoid possible prosecution and ensure compliance with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended), the Protection of Badgers Act 1992 and the

Wild Mammals Act 1996. This advice note should be passed on to any persons or contractors carrying out the development/works.

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If a bat or evidence of the presence of bats is discovered on site prior to or during development all work should stop immediately. A licensed bat consultant or Natural England must be contacted and works implemented only in accordance with methods advised by them. This advice note should be provided to any persons/contractors carrying out the development along with the contact details of a relevant ecological consultant. This action is necessary to avoid possible prosecution and ensure compliance with the Wildlife & Countryside Act 1981 (as amended), The Conservation of Habitats and Species Regulations 2017.

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It is recommended that measures are taken to prevent a nuisance/or affect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal duty to investigate any complaints about noise, smoke, odour, light or dust. No waste should be burnt. If a Statutory Nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates' Court. It is therefore recommended that you give serious consideration to the steps that may be required to prevent a noise, light, odour, dust or smoke nuisance from being created.