



Notice of Prior Approval Determination

TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 SCHEDULE 2 PART 3 CHANGES OF USE

Correspondence Address:

15 Medway Close
Barugh Green
Barnsley
South Yorkshire
S75 1NY

Decision Date:

15 January 2019

APPLICATION NO:

2018/1494

DESCRIPTION:

Change of use from Post Office (A1) to residential use (C3) (Notification for Prior Approval)

LOCATION:

1 Wellthorne Lane, Ingbirchworth, Sheffield, S36 7GJ

APPLICANT:

Draw it

Prior approval **is granted** for the development described above.

1. The development shall be completed on or before 15 January 2022

Condition(s)

- 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 alterations to the front of the dwelling hereby approved shall be carried out strictly in accordance with the Front Elevation and New Driveway as shown on the Proposed Plan (ref:1810_102) 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 parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to 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.

- 4 Pedestrian intervisibility splays have the dimensions of 2m by 2m shall be safeguarded at the drive entrance/exit such that there is no obstruction to vision at a height exceeding 1m above the nearside channel level of the adjacent highway.
Reason: In the interest of road safety in accordance with Local Plan Policy T4 New Development and Transport Safety.
- 5 All surface water run off shall be collected and disposed of within the site and shall not be allowed to discharge onto the adjacent highway.
Reason: In the interests of highway safety in accordance with Local Plan Policy T4 New Development and Transport Safety and POLL1 Pollution Control and Protection.
- 6 Vehicular and pedestrian gradients within the site shall not exceed 1:20 to ensure safe and adequate access.
Reason: In the interest of road safety in accordance with Local Plan Policy T4 New Development and Transport Safety.
- 7 Any gates must be hung so as to open inwards into the site and not out onto the adopted highway.
Reason: In the interest of road safety in accordance with Local Plan Policy T4 New Development and Transport Safety

Informative(s)

Please be aware that the Council monitors construction sites and open land within the vicinity 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 the approved development is disposed of via approved methods and that documents are retained to prove this.

- 1 This Prior Notification is for the change of use of the shop (A1) to residential (C3) and those alterations reasonably necessary to convert the building (i.e. to the front of the shop/dwelling). It does not give permission for the extensions to the rear as shown on the Proposed Plan (reference 1810_102).

Signed



Joe Jenkinson
Head of Planning and Building Control