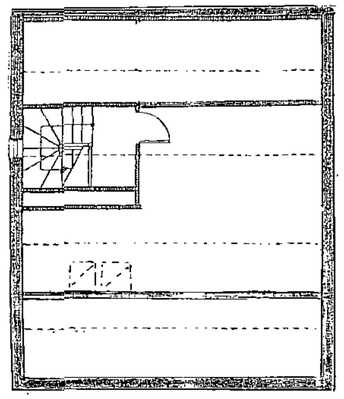
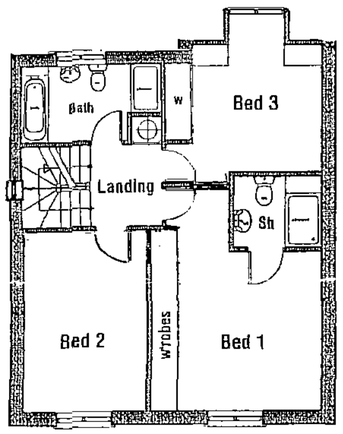
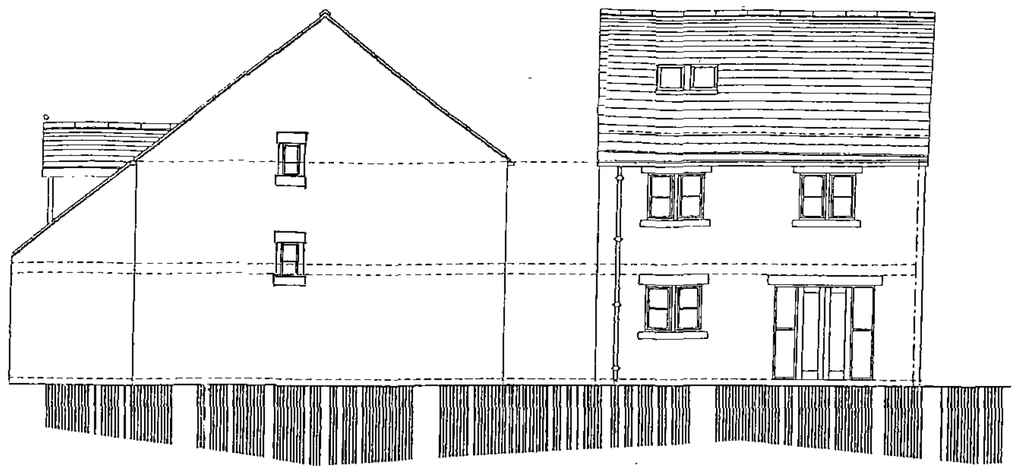
APPENDIX 1



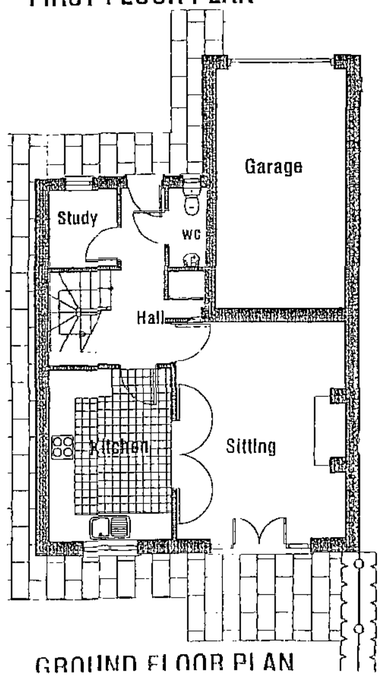
TYPICAL SECOND
FLOOR PLAN
ROOF SPACE



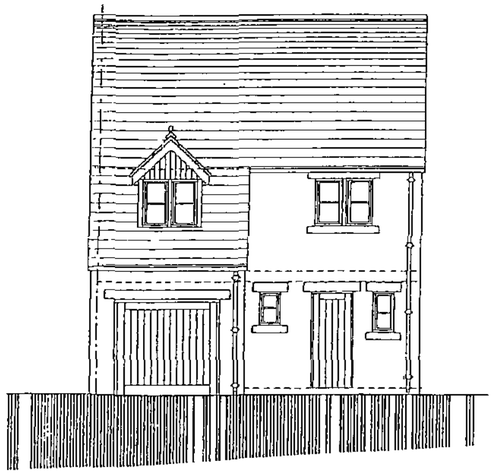


SIDE ELEVATION REAR ELEVATION

FIRST FLOOR PLAN



GROUND FLOOR PLAN



FRONT ELEVATION

RESIDENTIAL DEVELOPMENT
HILL STREET
DARFIELD

HOUSE TYPE A

Drawing Ref: LP/rs/CG 45/1

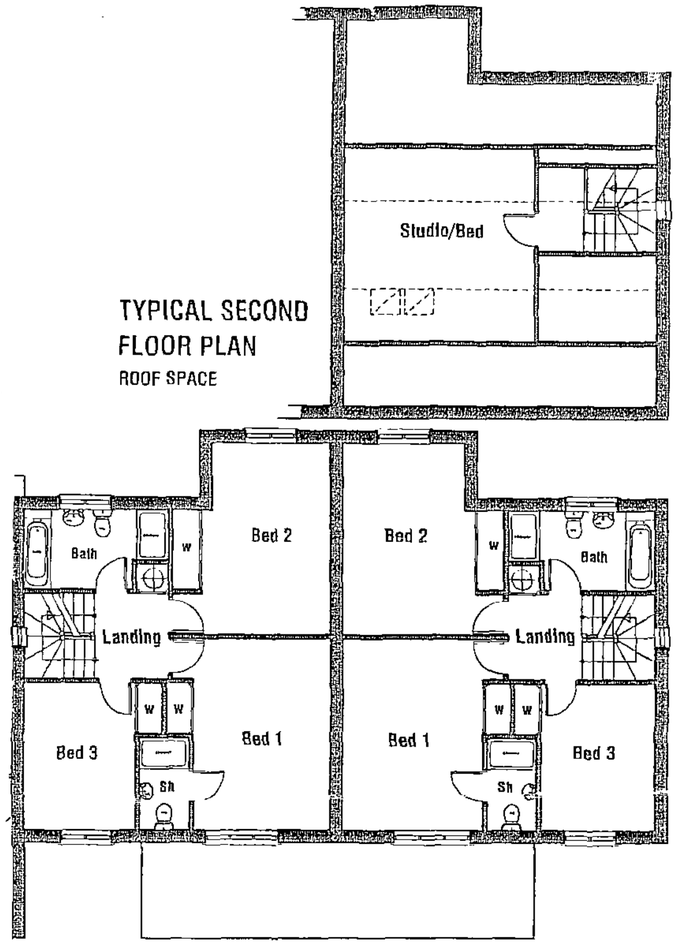
Date: Aug 2007

Scale: 1/100

Lancasters Powell
Unit 7 Marston Claycliffe Office Park
Whaley Road, Barugh Green
Barnsley
S75 1HD

Tel: 0870 143 0720

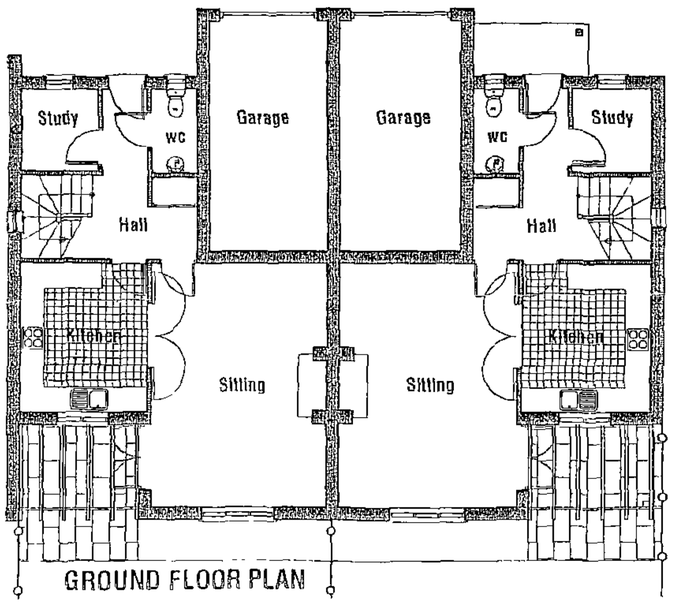
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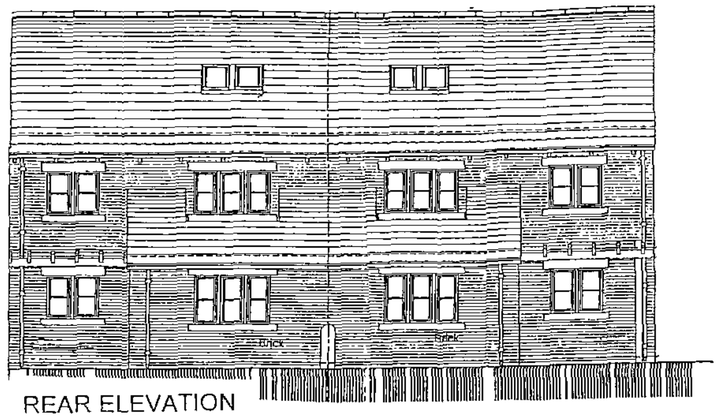
TYPICAL SECOND FLOOR PLAN

ROOF SPACE

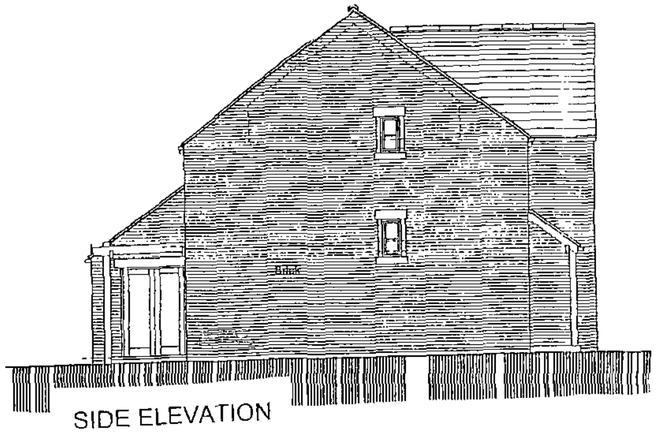
FIRST FLOOR PLAN



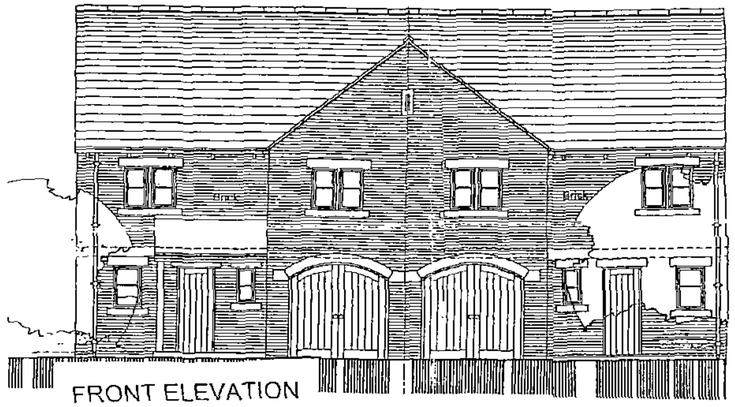
GROUND FLOOR PLAN



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

RESIDENTIAL DEVELOPMENT
HILL STREET
DARFIELD

HOUSE TYPE B

Drawing Ref: LP/rs/CG 45/2

Date: Aug 2007

Scale: 1/100

Lancasters Powell
Unit 7 Morston Claycliffe Office Park
Whaley Road, Barugh Green
Barnsley
S75 1HD

Tel: 0870 143 0720

APPENDIX 3

Allotment Gardens

LANDSCAPING AREA

ALL DRIVEWAYS TO BE NO STEEPER THAN 1 in 12

HILL STREET

RETAINING WALL

13

14

72

New access arrangement
to be agreed with Highways

1 2 3 4 5 6 7 8 9 10

EXISTING
DWELLINGS

OUTLINE CONSENT
REF B/05/0042/DA

Snape Hill

11 12

EXISTING Nos. 78/80
TO BE DEMOLISHED

SNAPE HILL ROAD

HAVELOCK STREET

90a 90

92

98

38.4m

102

LL PH

1

BEECH COURT

RESIDENTIAL DEVELOPMENT
HILL STREET
DARFIELD

SITE PLAN

Drawing Ref: LP/rs/CG 45/3

Date: Aug 2007

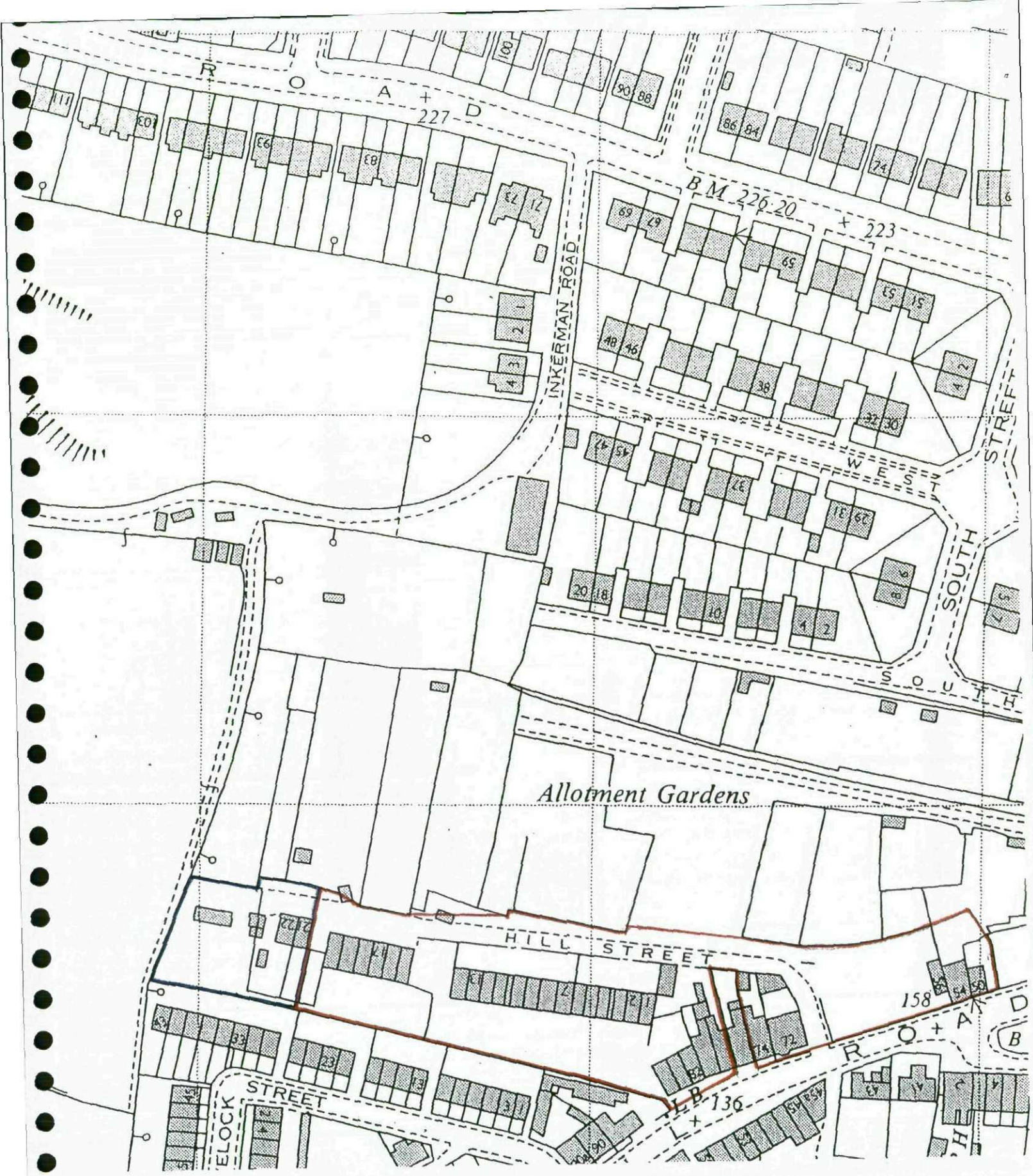
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N

Lancasters Powell
Unit 7 Murston Claycliffe Office Park
Whaley Road, Barugh Green
Barnsley
S75 1HQ

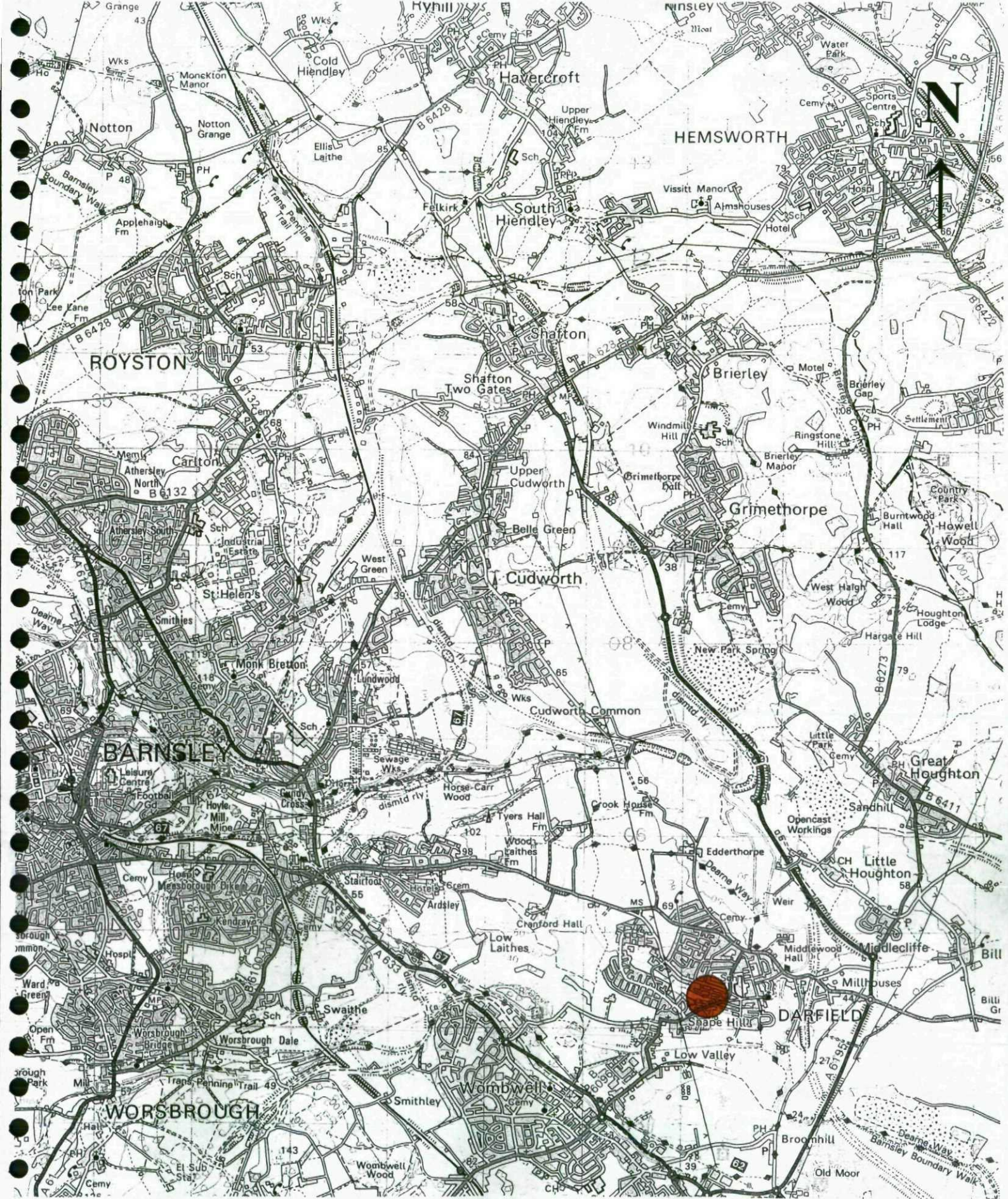
Tel: 0870 143 0720

APPENDIX 4



Drg. No: LP/rs/CG 45/4	Project: **RESIDENTIAL DEVELOPMENT**	Location: **HILL STREET DARFIELD**	Drg. Title: **APPLICATION AREA**
Revisions:	Scale: 1/1250	Client: J Hughes	Lancasters Powell Unit 7 Morston Claycliffe Office Park, Whaley Road, Barugh Green Barnsley S75 1HQ Tel: 0870 143 0720

APPENDIX 5



RESIDENTIAL DEVELOPMENT
HILL STREET, DARFIELD

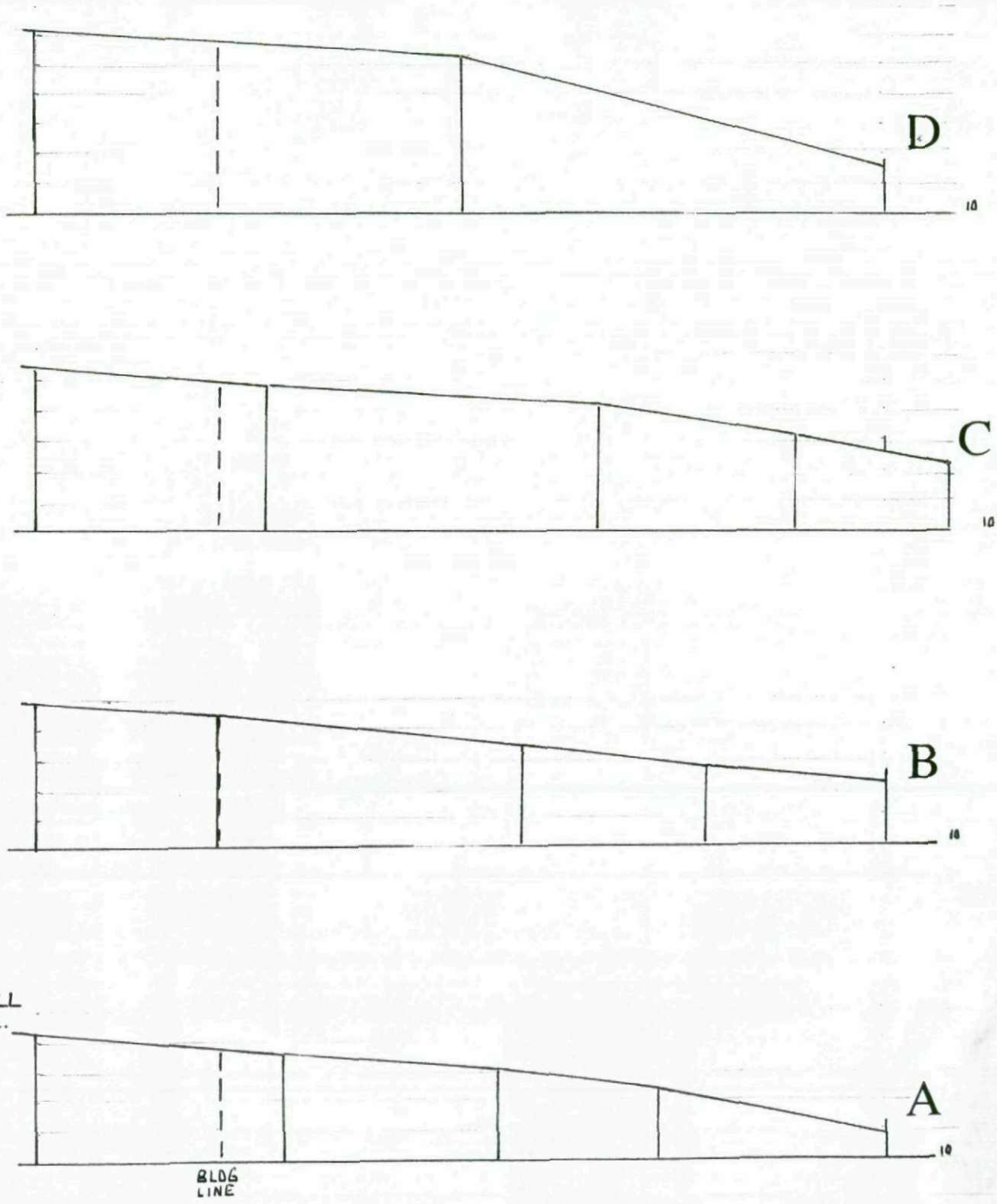
Lancasters Powell Unit 7 Morston Claycliffe Office Park
Whaley Road, Barugh Green
Barnsley S75 1HQ Tel: 0870 143 0720

LOCATION PLAN

Drawing Ref: LP/rs/CG 45/5
Date: Sep 2007
Scale: 1/50,000

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ES100038589

APPENDIX 6

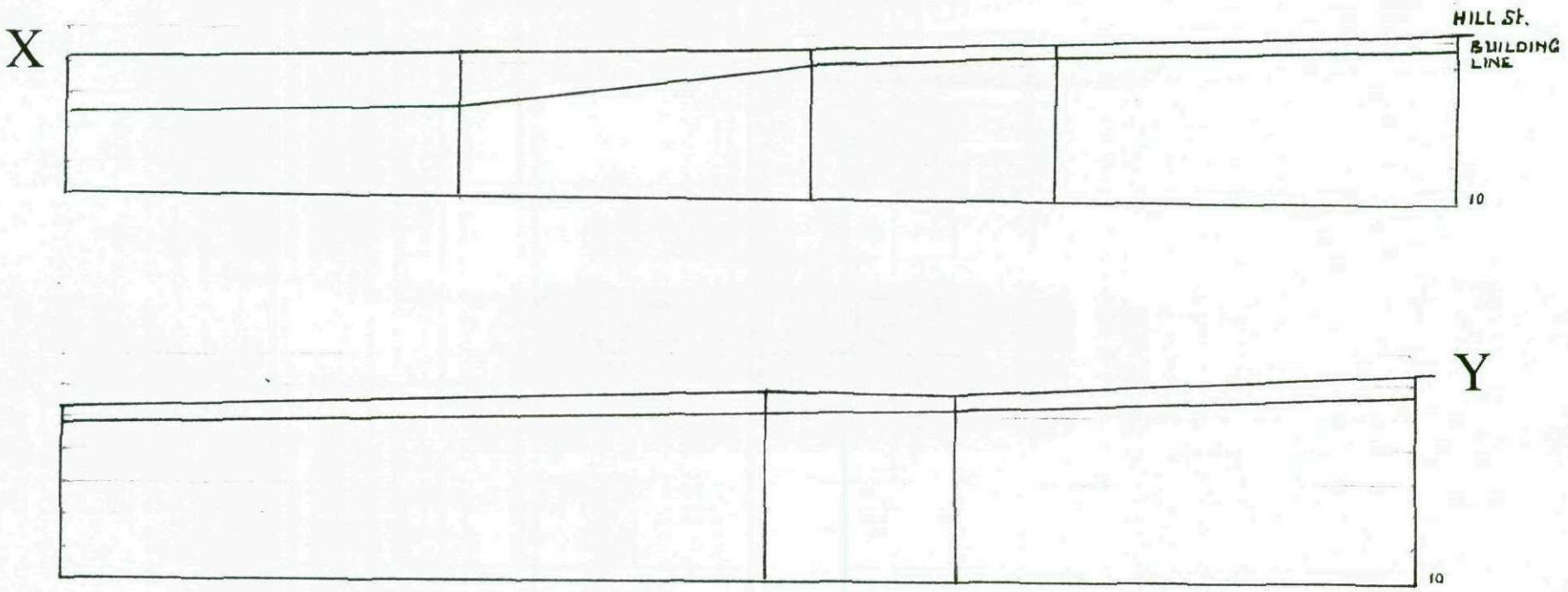


RESIDENTIAL DEVELOPMENT
HILL STREET, DARFIELD

SECTIONS

Drawing Ref: LP/rs/CG 45/6A
Date: Aug 2007
Scale: 1/200

Lancasters Powell
Unit 7 Morston Claycliffe Office Park
Whaley Road, Barugh Green
Barnsley
S75 1HQ
Tel: 0870 143 0720

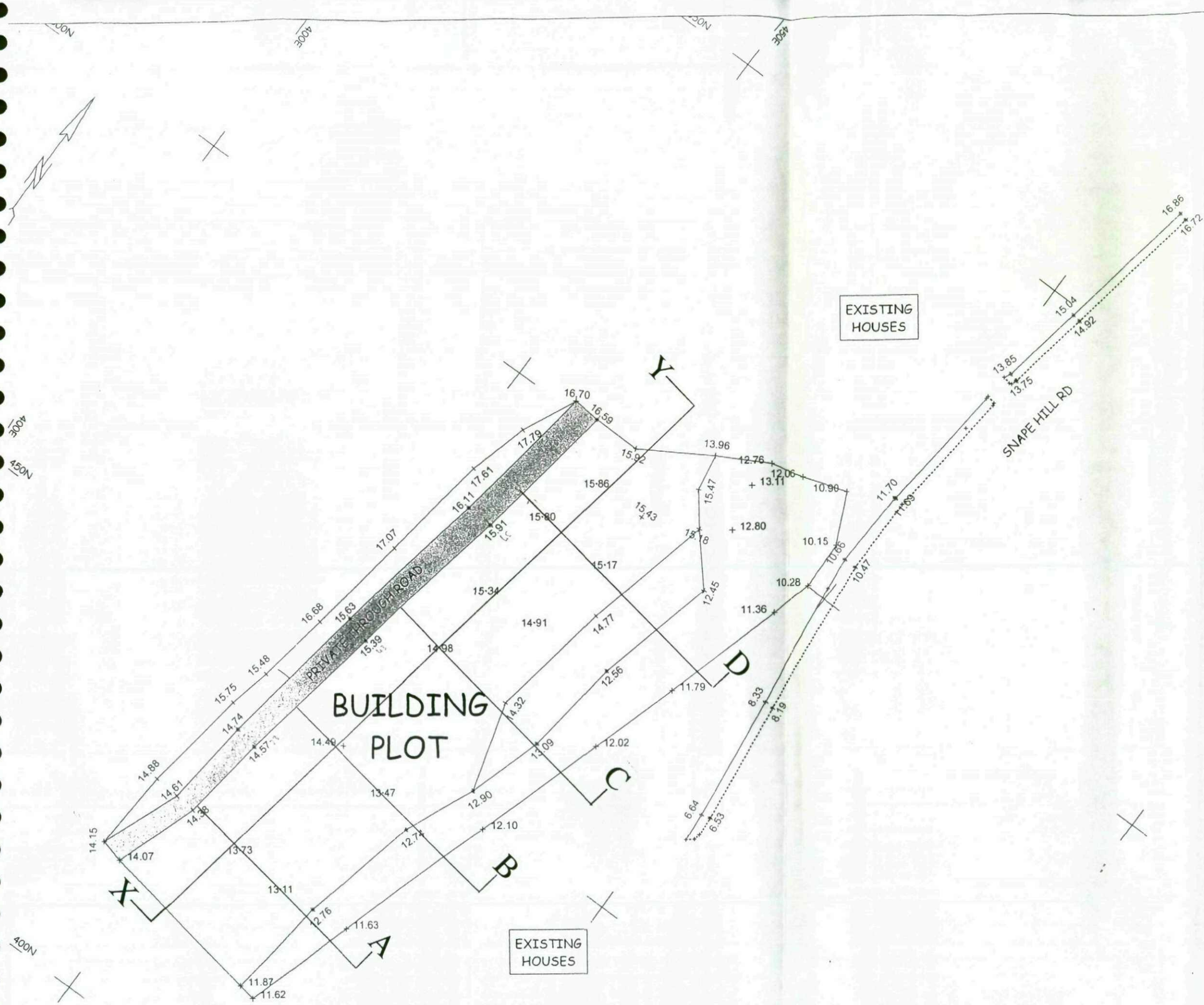


RESIDENTIAL DEVELOPMENT
HILL STREET, DARFIELD

SECTIONS

Drawing Ref: LP/rs/CG 45/6B
Date: Aug 2007
Scale: 1/200

Lancasters Powell
Unit 7 Marston Claycliffe Office Park
Whaley Road, Barugh Green
Barnsley
S75 1HQ
Tel: 0870 143 0729



Survey Key

FILES REQUIRED FOR REPRODUCTION

LSS File Used For Plot :	Darfield
Overdrawn LSS File(s) Used :	
PDF Saved As :	Darfieldogl

JAMES FULLER SURVEYING
18 SOUTHFIELD CRESCENT
THURNSCOE
ROTHERHAM
SOUTH YORKSHIRE
S63 ORR
Tel (07780) 614741

PROJECT: DARFIELD SITE

CLIENT: MICHAEL SYKES

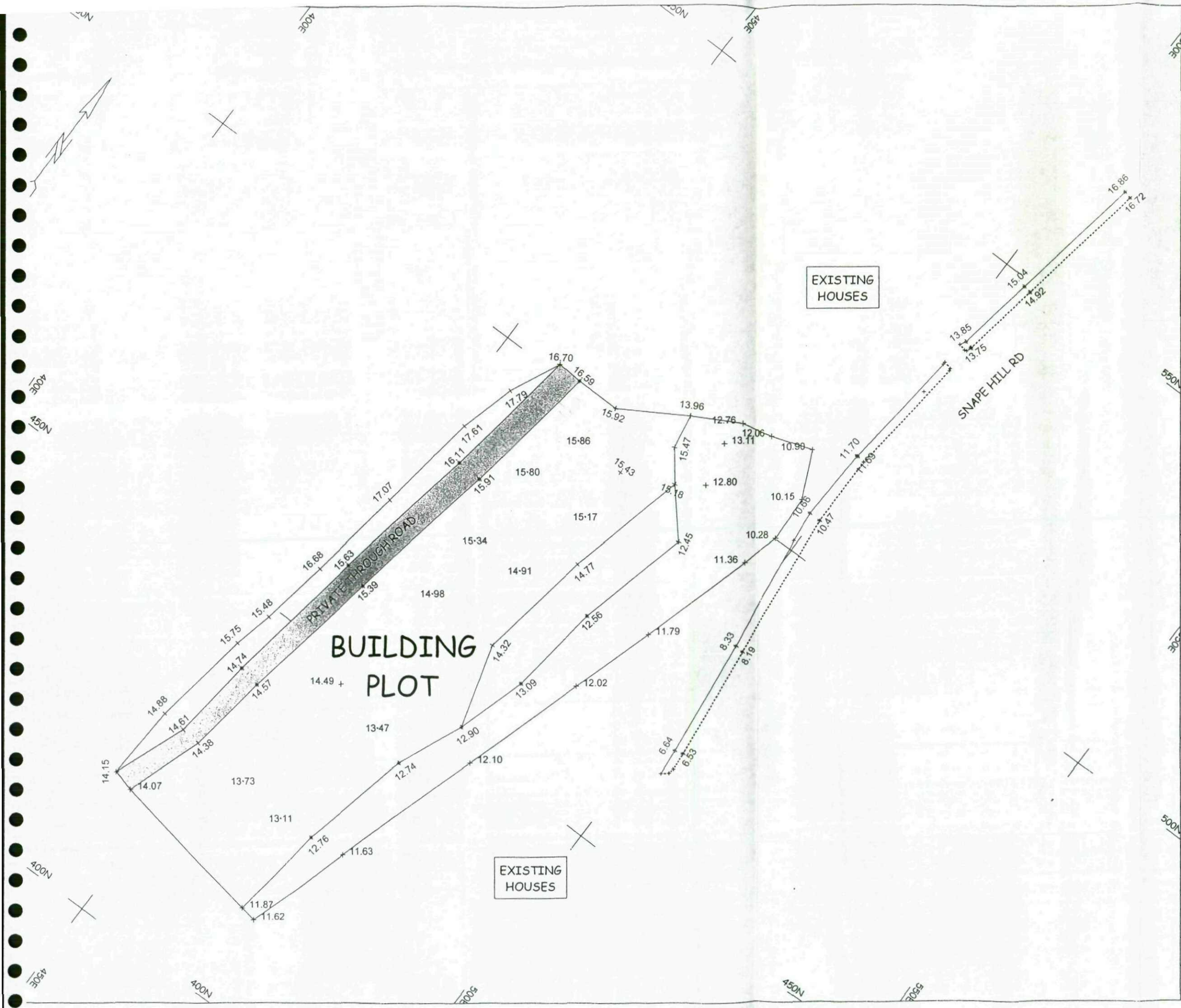
TITLE: ORIGINAL GROUND LEVEL SURVEY @ DARFIELD

DRAWING NUMBER : JF/M.S\01

REVISION 0

	NAME	DATE	ISSUED TO	
DRAWN	JF	05/11/04	1	
CHECKED			2	
APPROVED			3	
SCALE 1:500			4	
			5	M.SYKES

APPENDIX 7



BARNSLEY
Metropolitan Borough Council

11 MAY 2005

APPROVED TOWN PLANNING

Survey Key

FILES REQUIRED FOR REPRODUCTION

LSS File Used For Plot :	Darfield
Overdrawn LSS File(s) Used :	
PDF Saved As :	Darfieldogl

JAMES FULLER SURVEYING
18 SOUTHFIELD CRESCENT
THURNSCOE
ROTHERHAM
SOUTH YORKSHIRE
S63 0RR
Tel (07780) 614741

PROJECT: DARFIELD SITE

CLIENT: MICHAEL SYKES

TITLE: ORIGINAL GROUND LEVEL SURVEY @ DARFIELD

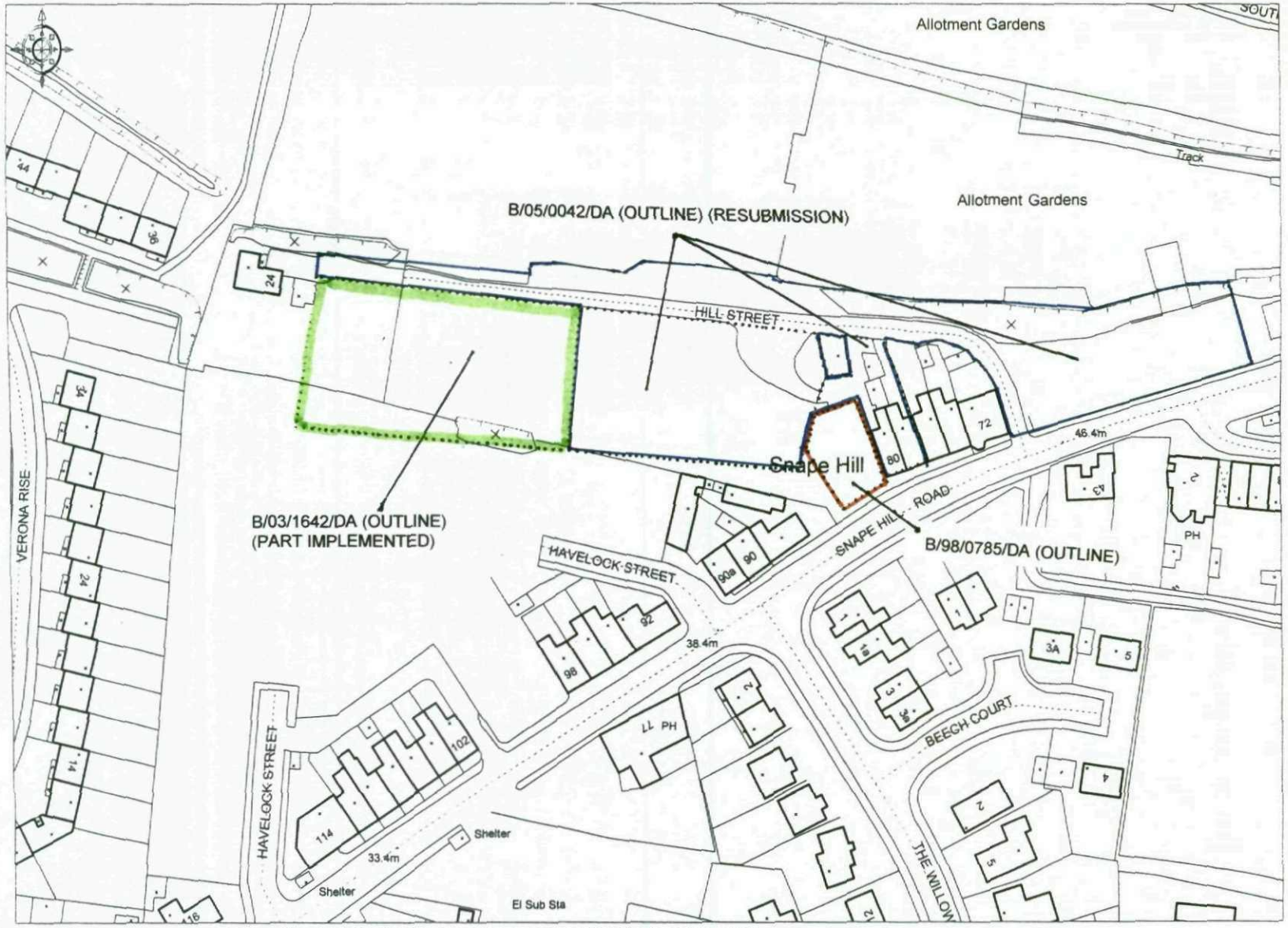
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REVISION 0

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DRAWN	JF	05/11/04	1	
CHECKED			2	
APPROVED			3	
SCALE 1:500			4	
			5	M.SYKES

APPENDIX 8

LAND AT HILL STREET, DARFIELD



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PLANNING HISTORY

Lancasters Powell
Unit 7
Morston Claycliffe Office Park
Whaley Road, Barnsley S75 1HQ

PLAN No. CG45/8

APPENDIX 9

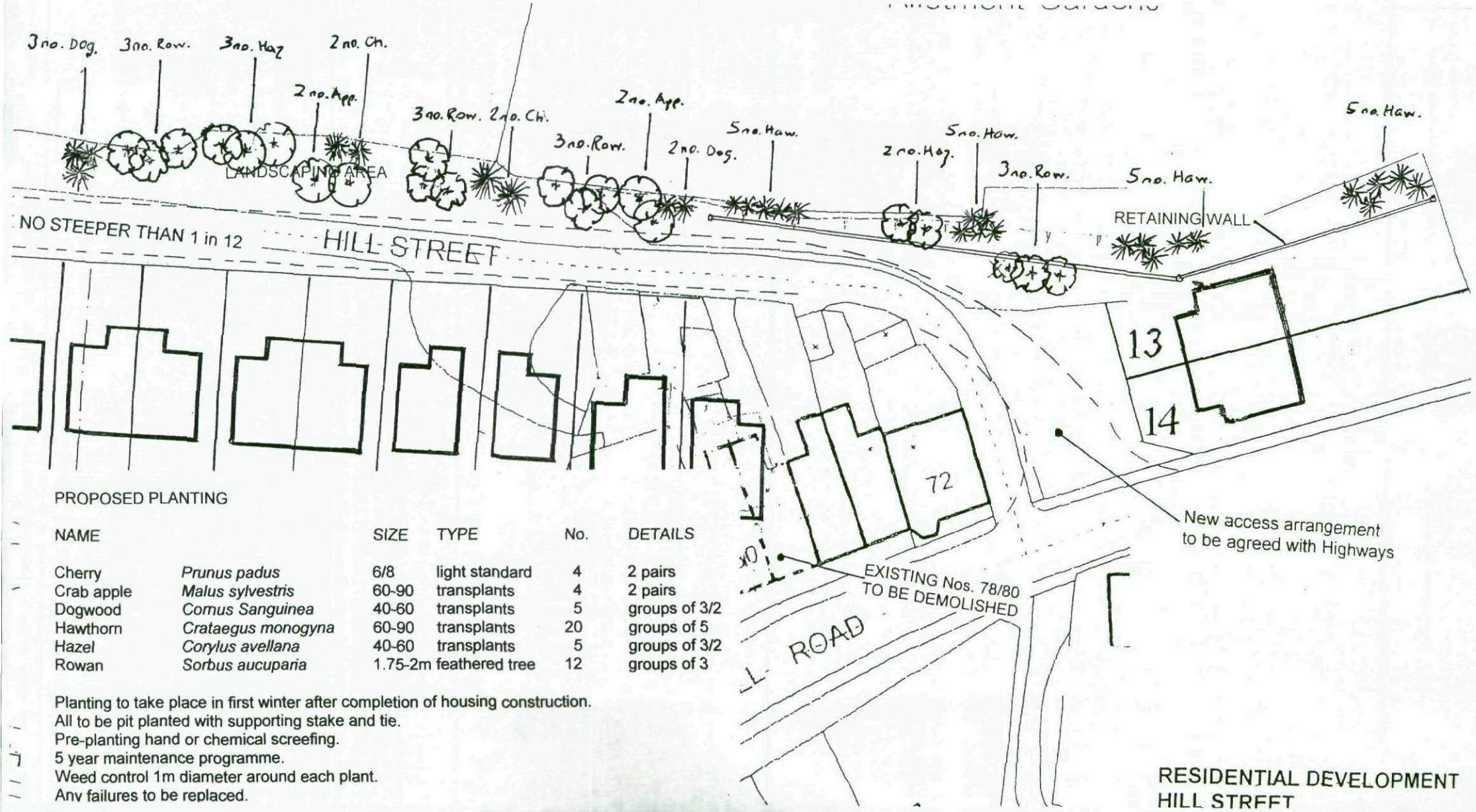
RESIDENTIAL DEVELOPMENT
HILL STREET, DARFIELD

Lancasters Powell Unit 7 Morston Claycliffe Office Park
Whaley Road, Barugh Green
Barnsley S75 1HQ Tel: 0870 143 0720

LANDSCAPING

Drawing Ref: LP/rs/CG 45/9
Date: Sep 2007
Scale: 1/500

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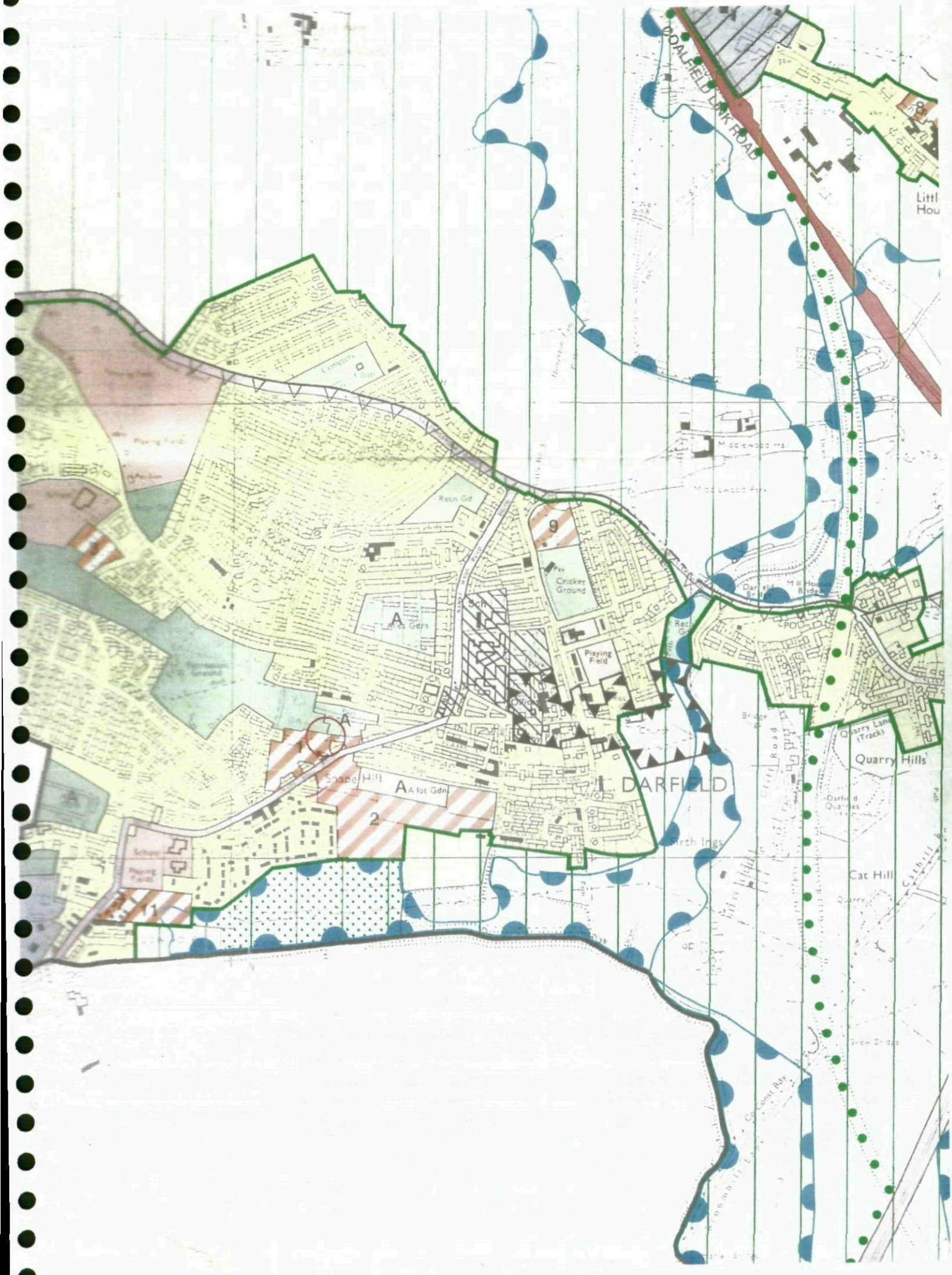
PROPOSED PLANTING

NAME		SIZE	TYPE	No.	DETAILS
Cherry	*Prunus padus*	6/8	light standard	4	2 pairs
Crab apple	*Malus sylvestris*	60-90	transplants	4	2 pairs
Dogwood	*Cornus Sanguinea*	40-60	transplants	5	groups of 3/2
Hawthorn	*Crataegus monogyna*	60-90	transplants	20	groups of 5
Hazel	*Corylus avellana*	40-60	transplants	5	groups of 3/2
Rowan	*Sorbus aucuparia*	1.75-2m	feathered tree	12	groups of 3

Planting to take place in first winter after completion of housing construction.
All to be pit planted with supporting stake and tie.
Pre-planting hand or chemical screefing.
5 year maintenance programme.
Weed control 1m diameter around each plant.
Any failures to be replaced.

RESIDENTIAL DEVELOPMENT
HILL STREET

APPENDIX 10


COALFIELD LINK ROAD
Cricket Ground
Playing Field
Quarry Hills
DARFIELD
Cat Hill
Shaw Hill
A
1
2


Go to Map 42
MARSALA WALK
BEY ROAD
SCHOFIELD ROAD
SCHOFIELD DRIVE
DONCASTER ROAD
SHROGGS HEAD CLOSE
COVER DRIVE
MORRISON ROAD
DARTREE WALK
FERRARA CLOSE
CAPRI COURT
CLARNEY AVENUE
OBERON CRESCENT
ILLSLEY ROAD
NANNY MARR ROAD
NORTH STREET
EAST STREET
WOODHALL ROAD
SCHOOL STREET
ALBA CLOSE
UPPERWOOD ROAD
ROUNDWOOD WAY
BARNSLEY ROAD
LOMBARD CRESCENT
VENETIAN CRESCENT
WEST STREET
SNAPE HILL ROAD
CHURCH STREET
BURNHAM WAY
UPPERWOOD ROAD
VERONA RISE
HS14
HS15
ST MARY'S ROAD
BEECH COURT
VICAR ROAD
Darfield
DOVESIDE
SNAPE HILL ROAD
DRIVE
PITT STREET
MULBERRY CLOSE
SPRINGFIELD CRESCENT
VICAR CRESCEN
HOPE STREET
FERN CLOSE
ALDER GROVE
GEORGE STREET
STONYFORD ROAD
INGS ROAD
Wombwell Ings
LITTLEFIELD LANE
VALLEY ROAD
STATION ROAD

APPENDIX 11

Maps

Maps
How to use the flood map
What to do in a flood
Current flood warnings
Flood risk and home insurance
Your questions answered

Search for another location:

Search for:

Placename
Postcode

Search

Overview map :



See also...

New development
Terms and conditions of use

Interactive Map :

Click on Learn more, then click the symbol or area on the map to see more information.

Click on the map to ...

Zoom Learn more

Current map scale: 1:20,000



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What's on the map?

1. Tick the boxes.
2. Click the name next to the box to find out more.

Flood maps more

Flood maps more
Click *Learn more* to see details.

Flooding from rivers or sea without defences

Extent of extreme flood

Flood defences

Areas benefiting from flood defences

Click here to find out what else is in your backyard.

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Author: Environment Agency | enquiries@environment-agency.gov.uk

APPENDIX 12


Image © 2007 The GeoInformation Group
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Google

APPENDIX 13

BARNSLEY
Metropolitan Borough Council

GRANT OF OUTLINE PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. B/05/0042/DA

To Mr J Hughes
c/o M Whyke
9 Witham Court
Higham
Barnsley
S75 1PX

Proposal Residential Development (Outline)(Resubmission)
At *Hill Street/Snape Hill Road, Darfield, Barnsley.*

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 11 January 2005 and described above.

The approval is subject on compliance with the following conditions:

1. Application for approval of the matters reserved in Condition No. 2 shall be made to the Local Planning Authority before the expiration of three years from the date of this permission, and the development, hereby permitted, shall be begun either:-

   i) before the expiration of five years from the date of this permission, or

   ii) before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

   In order to comply with the provision of Section 92 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall not be commenced unless and until approval of the following reserved matters has been obtained in writing from the Local Planning Authority:-

   (a) the siting of the proposed development.

   (b) the design of the proposed development.

   (c) the external appearance of the proposed development.

   (d) landscaping for the site.

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 11 May 2005

Planning and Transportation Service **Telephone: 01226 - 772000**
Central Offices, Kendray Street, Barnsley. S70 2TN **Fax: 01226 - 772591**

In order to allow the Local Planning Authority to assess the details of the reserved matters with regard to the development plan and other material considerations.

3. The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless prior written consent has been given by the Local Planning Authority to any variation.

   In the interests of the visual amenities of the locality.

4. Detailed plans shall accompany the reserved matters submission indicating existing ground levels, finished floor levels of all dwellings and associated structures, road levels and any proposed alterations to ground levels. Thereafter the development shall proceed in accordance with the approved details.

   To enable the impact arising from need for any changes in level to be assessed.

5. The existing boundary wall fronting Barnsley Road shall be fully retained, except where an access is required through the wall. Full details of any such access shall be submitted to and approved in writing by the Local Planning Authority before work on site is commenced.The development shall be carried out in accordance with the approved details.

   In the interests of the visual amenities of the locality.

6. Detailed plans shall accompany the reserved matters application indicating full details of both hard and soft landscaping works, including details of existing trees and of the species, positions and planted heights of all proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained.

   In the interests of the visual amenities of the locality.

7. No development shall take place until full highway engineering construction details have been submitted to and approved in writing by the Local Planning Authority.

   In the interest of highway safety.

8. No dwelling shall be occupied until that part of the access road that provides access to it has been constructed up to at least basecourse level and provided with operational highway drainage and street lighting.

   In the interest of highway safety.

9. Details of measures to prevent mud/debris from being deposited onto the public highway to the detriment of road safety shall be submitted to and approved by the Local Planning Authority, and thereafter such measures shall be retained for the whole construction period.

   In the interest of highway safety.

10 All areas of the site to be used by vehicles shall be hard surfaced, sealed and drained to the satisfaction of the Local Planning Authority prior to the substantial completion of the proposals.

   In the interest of highway safety.

Planning and Transportation Service **Telephone: 01226 - 772000**
Central Offices, Kendray Street, Barnsley. S70 2TN **Fax: 01226 - 772591**

11 The gradient of the driveway for any dwelling for at least 5.0 metres from the highway boundary shall not exceed 1 in 12 or as otherwise agreed in writing by the Local Planning Authority.

In the interest of highway safety.

12 During the period of construction sufficient space shall be set aside within the confines of the site for the parking of construction operatives' vehicles, the storage of building and construction materials, and plant.

In the interest of highway safety.

13 Foul effluent from the site shall only be discharged directly to a public foul sewer.

To ensure the proper drainage of the area.

14 The site shall be developed with separate systems of drainage for foul and surface water.

In the interests of satisfactory drainage.

15 No surface water from the site shall be discharged directly or indirectly to any foul or combined sewer.

To ensure the proper drainage of the area.

16 There shall be no access to Snape Hill Road other than the one shown on the layout plan hereby approved.

In the interests of highway safety.

Informatives

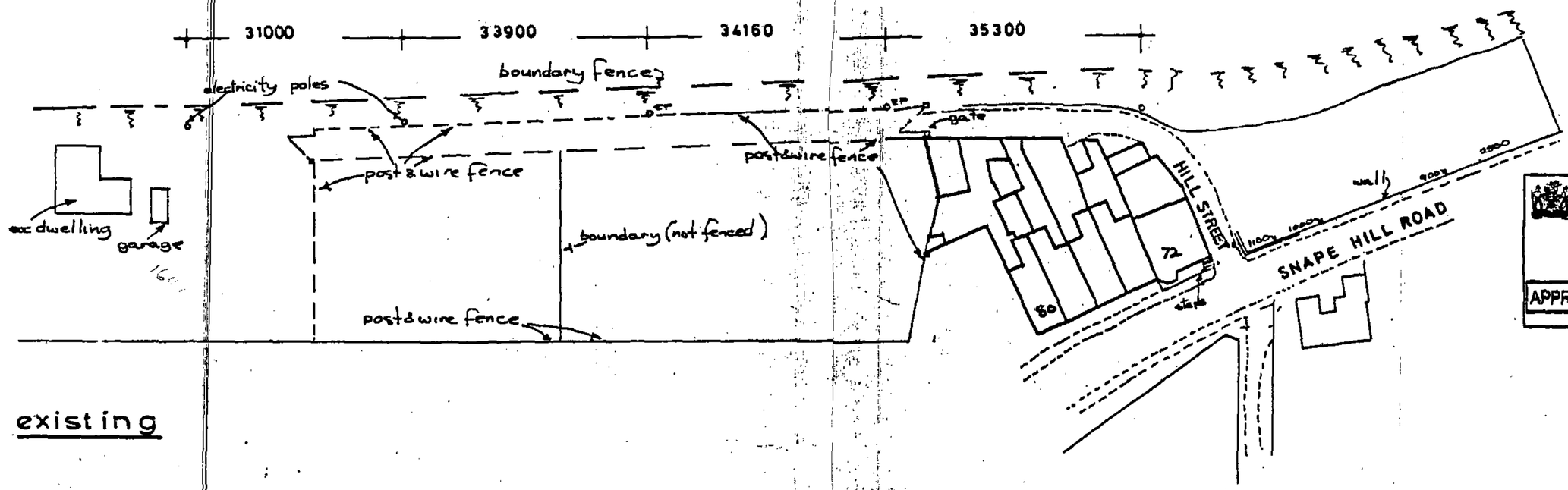
The proposed development lies within a coal mining area. In the circumstances Applicants should take account of any coal mining related hazards to stability in their proposals. Developers must also seek permission from the Authority before undertaking any operations that involves entry into any coal 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.

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:

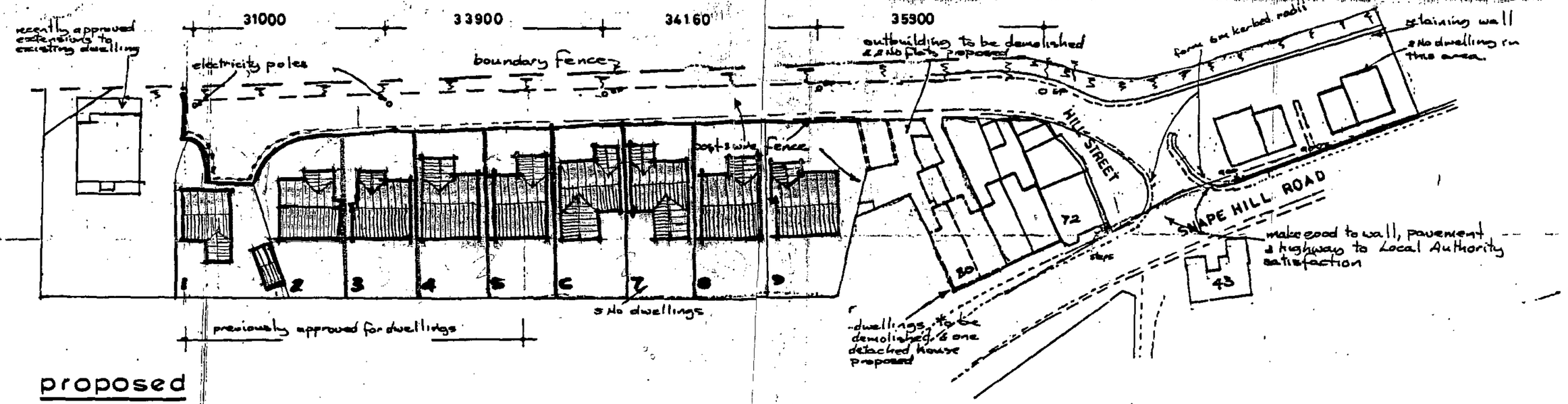
H8A - Scale, Layout and Design of new residential development;
H8D - Infill, backland and tandem development;
SPG2 - Layout and Design of residential development

SPG3 - Infill Residential Development.
DA1/1 - Snape Hill Road site.
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.

Planning and Transportation Service **Telephone: 01226 - 772000**
Central Offices, Kendray Street, Barnsley. S70 2TN **Fax: 01226 - 772591**



existing



proposed

BARNSLEY Metropolitan Borough Council
11 MAY 2005
APPROVED TOWN PLANNING

Proposed Dwellings at Hill Street Darfield for Mr. J. Hughes.

BARNSLEY
Metropolitan Borough Council

GRANT OF OUTLINE PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. B/03/1642/DA

03/1642

To Mr J Hughes
c/o M Whyke
9 Witham Court
Higham
Barnsley
S75 1PX

Proposal Residential Development (Outline)
At Land adjacent 24 Hill Street, Darfield, Barnsley.

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 30 September 2003 and described above.

The approval is subject on compliance with the following conditions:

1. Application for approval of the matters reserved in Condition No. 2 shall be made to the Local Planning Authority before the expiration of three years from the date of this permission, and the development, hereby permitted, shall be begun either:-

   i) before the expiration of five years from the date of this permission, or

   ii) before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

   In order to comply with the provision of Section 92 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall not be commenced unless and until approval of the following reserved matters has been obtained in writing from the Local Planning Authority:-

   (a) the siting of the proposed development.

   (b) the design of the proposed development.

   (c) the external appearance of the proposed development.

   (d) landscaping for the site.

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 5 December 2003

Planning and Transportation Service
Central Offices, Kendray Street, Barnsley. S70 2TN
Telephone: 01226 - 772600
Fax: 01226 - 772599

In order to allow the Local Planning Authority to assess the details of the reserved matters with regard to the development plan and other material considerations.

3. The development hereby approved shall be carried out in strict accordance with the amended plans and specifications received on 11 November 2003, unless prior written consent has been given by the Local Planning Authority to any minor variation.

   For the avoidance of doubt as amendments have been submitted during the course of processing the application.

4. Prior to the commencement of development the means of access to the site shall be fully constructed in accordance with the details indicated on the approved plans. In addition to securing the dimensions shown the first 10 metres of the access from the junction with Snape Hill Road shall be constructed and surfaced to the adoption standards of the Council.

   In the interests of highway safety.

5. All areas of the site to be used by vehicles shall be hard surfaced, sealed and drained to your satisfaction prior to the substantial completion of the proposals

   In the interests of highway safety

6. There shall be no obstruction to vision above 900 mm in height placed, grown or erected within the visibilitysight line shown on the plan hereby approved

   In the interests of highway safety

7. The gradient of Hill Street for at lest 5 metres from the highway boundary shall not exceed 1 in 20 or as otherwise agreed in writing by the Local Planning Authority

   In the interests of highway safety

Informatives

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 DA1/1
SPG2: 'Residential Development'

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.

The developer should demonstrate that the sewerage and sewage disposal systems serving the development have sufficient capacity to accommodate the additional flows, generated as a result of the development, without causing pollution.

If there is inadequate spare capacity in the existing public sewer system the developer should resubmit amended plans showing how the site will be drained.

South Yorkshire Mining Advisory Service (SYMAS) have advised that minor faulting/broken ground has occured near the site is the past. If faulted/broken ground is encountered during development these areas may require treatment/foundations to be designed to span the weak ground. In addition old basement cellars and foundations associated with the former dwellings may be present within the site.

Planning and Transportation Service
Central Offices, Kendray Street, Barnsley. S70 2TN
Telephone: 01226 - 772600
Fax: 01226 - 772599

28 July 2003

RECOMMENDATION SHEET

App. No.: B/03/0943/DA

Applicant:	Jason Hughes, 50 Barnsley Road, Darfield, Barnsley.	**Agent:**	
Description:	Renewal of planning consent B/98/0758/DA for erection of detached dwelling and garage (Outline).	**Location:**	Site of 82 - 86 Snape Hill Road, Darfield, Barnsley.
Outline:	-		
Recommendation:	GRANT		

Conditions:

1. Application for approval of the matters reserved in Condition No. 2 shall be made to the Local Planning Authority before the expiration of three years from the date of this permission, and the development, hereby permitted, shall be begun either:-

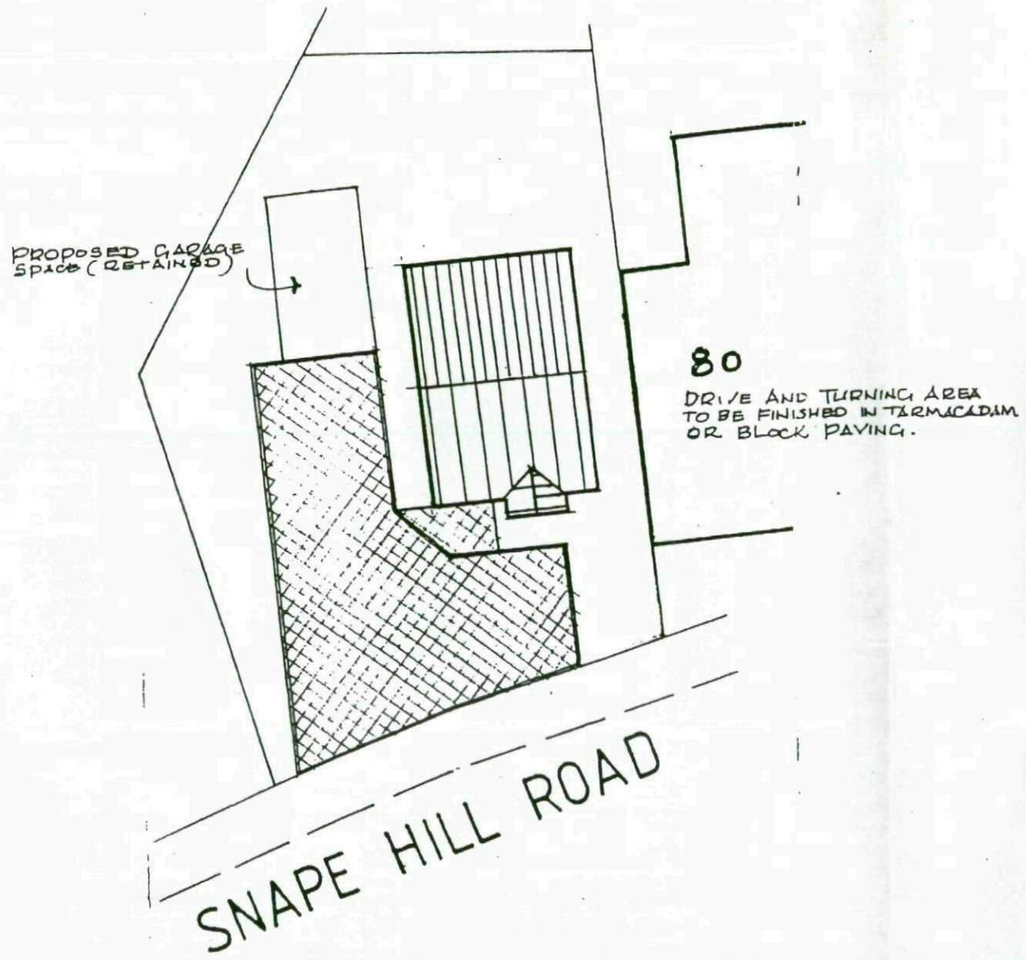
   i) before the expiration of five years from the date of this permission, or

   ii) before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
   In order to comply with the provision of Section 92 of the Town and Country Planning Act 1990.

Signed T Cook
Date 28/7/03
Delegated

Sub-Committee
Section **Date**

Signed
Principal Planning Officer
Date
Signed
Development Control Manager
Date 28/7



BARNSLEY
Metropolitan Borough Council

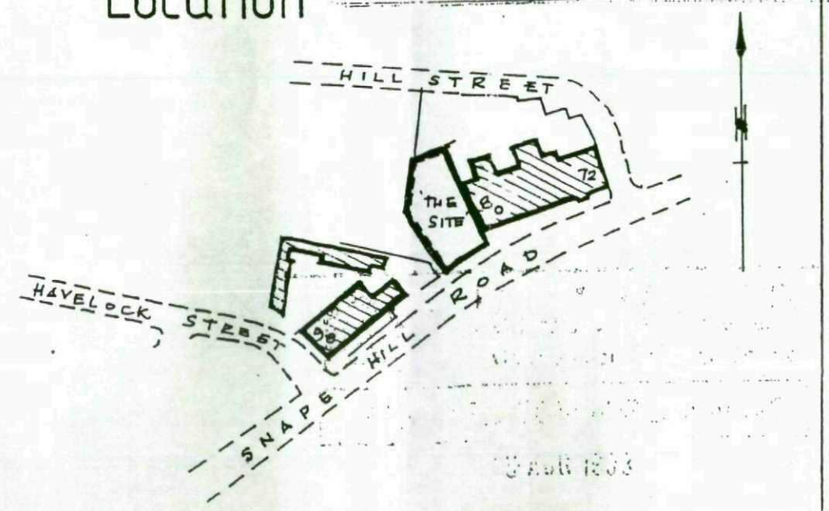
APPROVED

30 JUL 2003

BARNSLEY
Metropolitan Borough Council
DEPARTMENT OF PLANNING
AMENDED PLANS
Received 12 JUN 1995

BARNSLEY
Metropolitan Borough Council
APPROVED TOWN PLANNING

Location



job: PROPOSED DWELLING AND GARAGE AT FORMER SITE OF 82-86 SNAPE HILL ROAD, DARFIELD, BARNSLEY.

MR. L. SIMPSON

scale 1:200 & 1:1250

drawn D.J. WHITE, A.R.I.C.S. SURVEY & PLANNING 01226 - 289827.

APPENDIX 14



441028 : 404119

Map Name : SE4104SW

Title

Notes

Yorkshire Water,
PO Box 500,
Halifax Road,
Bradford BD6 2LZ
Contact Name :
Mrs F Sorsby
Contact Tel : 75 4934

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Partial Key

Foul Sewer = F
Combined Sewer = C
Surface Water Sewer = SW
Trade Sewer = TD
Partially Separate = PS

This plan is furnished as a general guide only and no warranty as to its correctness is given or implied. This plan must not be relied upon in the event of excavations or other works made in the vicinity of public sewers. No house or property connection

Date Req : 18/09/2007, 14:55:36

Date Gen : 18/09/2007, 14:55:43

Source : Sewer Network Enquiry

Undefined

Originator: F Sorsby, Ops Control, 75 4934



441028 : 404119	Map Name : SE4104SW	Title	Partial Key Water mains up to 4" in diameter Water mains over 4" in diameter Raw water mains Private water mains
YorkshireWater	Yorkshire Water, PO Box 500, Halifax Road, Bradford BD6 2LZ Contact Name : Mrs F Sorsby Contact Tel : 75 4934	Notes	The position and depths of apparatus shown on this plan a approximate only. The exact positions and depths should t obtained by excavation trial holes. Scale : 1:1250
		(Ody) Based upon Ordnance Survey map data with the permission of the Controller of Her Majesty's Stationery Office, (c) Crown Copyright. Licence No. WU298581.	Drg No : Maris No : Date Req : 18/09/2007, 14:55:15 Date Gen : 18/09/2007, 14:55:21 Source : Water Network Enquiry

UPN: Undefined Originator: F Sorsby, Ops Control, 75 4934