BARNSLEY
Metropolitan Borough Council

Place Directorate
Regeneration and Culture
Planning and Building Control

Notice of Prior Approval Determination

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

Correspondence Address:
1 Saville Street
Cudworth
Barnsley
S72 8LT

Decision Date:
11/06/2021

APPLICATION NO:	2021/0573
DESCRIPTION:	Change of use of Agricultural Building to dwellinghouse (prior notification)
LOCATION:	Barn off Barnsley Road, Darton, Barnsley, S75 5NU
APPLICANT:	JRB Designs Ltd.

We hereby advise you that prior approval is required, and it is the decision of the Local Planning Authority to **refuse** to approve the submitted details of the scheme for the following reasons:

1 Insufficient details have been submitted alongside the application to show that the building has been used for agriculture, either on 20th March 2013 or when it was last in use before that date. As such, it is the opinion of the Local Planning Authority, that it has not yet been clearly shown that the scheme meets the requirements of Q.1 (a) of Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order 2015.

2 Insufficient information has been provided to asses if the work required for the conversion goes above and beyond 'building operations reasonably necessary to convert the building', contrary to Q.1 (b) and (i) of Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order 2015.

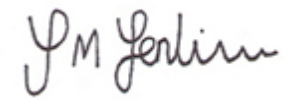
3 Insufficient details have been submitted alongside the application to enable an adequate assessment to be made of the effect of potential contamination on the proposed residential use. As such, it is the opinion of the Local Planning Authority, that it has not yet been clearly shown that the scheme meets the requirements of Q.2, 1) (c) of Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order 2015.

4 The scheme is considered contrary to the requirements of Q2, 1) (e) of Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order 2015. in that it would be impractical and undesirable for the building to change to a use falling with Class C3, due to the overall conflict and potential disturbance to any future occupiers due to activity within the existing livery yard.

5 The proposal does not meet the requirements of Q.1 (a) of Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order 2015 due the proposed curtilage being significantly larger than the land area occupied by the building.

6 The building is set within Flood Zone 2 and close to Flood Zone 3. Insufficient details have been submitted alongside the application to enable an adequate assessment to be made of the effect of potential flooding risk to the proposed residential use. As such, it is the opinion of the Local Planning Authority, that the scheme does not meet the requirements of Q.2, 1) (d) of Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order 2015.

Signed Dated 11/06/2021



Joe Jenkinson
Head of Planning and Building Control