

Date: 18th January 2023

F.A.O Mark Russell
CMR Planning and Design
27 Elswick Street
North Shields
NE29 7FD

F.A.O Planning and Building Control
Barnsley Metropolitan Borough Council
PO Box 634
Barnsley
S70 9GG

Dear Sir/ Madame

Regards: Application No: 2019/1522 – Residential development consisting of a single detached bungalow with rooms in roof, outbuilding (garage) and access onto Church Street

Regarding the above application and the Grant of Planning Permission Notice issued 27th March 2020, information to discharge outstanding conditions is as follows:

Outstanding Conditions – Supporting Information

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.**
 - To confirm that development will start prior to 27^h March 2023.
2. **The development hereby approved shall be carried out strictly in accordance with the amended plans (Dwelling Elevations and Site Plan dated 24/03/2020, Dwelling Floor Plans dated 01/10/2019 and Garage Elevations and plans dated 02/12/2019) 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.**
 - To confirm that the development shall take place in accordance with the dwelling elevations and site plan dated 24th March 2020, floors plans dated 01st October 2019 and garage elevations dated 02/12/2019.

3. Upon commencement of development details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. - 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.

- Please see below for details of locations of the following proposed external materials and also elevations already submitted and approved for both garage and detached house for locations of materials;

Detached Bungalow and Detached Garage

a) External Brickwork

Type – Wire Cut
Colour – Dark Grey
Dimensions – 215mm x 102.5mm x 65mm



b) Render system

System - Krend Silicone Render System
Texture – Thin Coat
Colour – White



c) External Windows and Doors

Material – Aluminium
Colour – Anthracite Grey
Sill Projections = Min 45mm



d) Guttering and Downpipes

System – Floplast
Material – UPVC
Guttering – Half Round 112mm x 52mm deep
Downpipes – Round 68mm diameter
Colour - RAL7024 – Graphite Grey



e) Fascia Boards and Soffits

Material – UPVC
Colour – Anthracite Grey
Texture – Woodgrain



f) Roof tiles

Manufacturer – Forticrete
System – SL8 Slate Effect
Material – Concrete
Colour – Grey slate effect



g) Drive and Hard landscaped Areas as depicted on the site plan layout (enclosed)

Drive – Tarmacadam

Parking Bays – Permeable Paving Sets – Light Grey

Paths – Indian Flagstone – Light Grey

Outside of Hard Surfaced Areas – Turf and low level shrubbery

4. There shall at no time be any commercial or business uses taking place from the site. - Reason: The site access is not suitable for intensification which would be contrary to highway safety in accordance with Local Plan Policy GD1: General Development and T4: New Development and Transport Safety.

- *To confirm that both detached bungalow and garage are to be used for residential purposes only.*

5. Prior to the construction of the proposed dwelling or outbuilding the new site access shown on the approved plans shall be formed and shall comply with the required intervisibility splays and sightlines as required by conditions 7 and 9. This new access shall then be the only access used for vehicles. - Reason: No alternative site access to that shown on the approved plan is available and any alternative access would be contrary to highway safety in accordance with Local Plan Policy T4: New Development and Transport Safety.

- *To confirm that access has been formed in accordance with the approved plans in that pedestrian intervisibility splays (having the dimensions of 2 m by 2 m) have been 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, and sight lines having the dimensions 2m x 25m to the west (left on exit) and 2m x 40m to the east (right on exit) have been safeguarded at the drive entrance/exit such that there is no obstruction to visibility at a height exceeding 1.05m above the nearside channel level of the adjacent highway.*

6. 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.

- *To confirm that a boundary treatment plan upon commencement of the development is to be submitted for consideration and subject to approval, be completed prior to occupation of the dwelling.*

7. Pedestrian intervisibility splays having the dimensions of 2 m by 2 m 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.

- *Please see point 5 above.*

8. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- The parking of vehicles of site operatives and visitors
- Means of access for construction traffic
- Loading and unloading of plant and materials
- Storage of plant and materials used in constructing the development
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- Wheel washing facilities
- Measures to control the emission of dust and dirt during construction
- Measures to control noise levels during construction

Reason: In the interests of highway safety, residential amenity and visual amenity and in accordance with Local Plan Policy T4 New Development and Transport Safety and Local Plan Policy D1 High Quality Design and Place Making.

- *Please see enclosed Construction Method Statement attached titled; Appendix 1 – Construction Method Statement.*

9. Sight lines having the dimensions 2m x 25m to the west (left on exit) and 2m x 40m to the east (right on exit) shall be safeguarded at the drive entrance/exit such that there is no obstruction to visibility at a height exceeding 1.05m above the nearside channel level of the adjacent highway - Reason: In the interest of highway safety, in accordance with Local Plan Policy T4: New Development and Transport Safety.

- *Please see point 5 above.*

10. 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.

- *To confirm that the driveway is to be surfaced with 50mm of 20mm binder course tarmacadam and 25mm of 6mm surface course tarmacadam to a maximum gradient of 1 in 12.*

- *To confirm that parking bays marked on site plan are to comprise permeable paving sets to be laid at no more than a 1 in 60 gradient.*
 - *Both of the above are to be constructed prior to the development being brought into use.*
- 11. All redundant vehicular accesses shall be reinstated as kerb and footway prior to the development being brought into use. - Reason: In the interests of road safety in accordance with Local Plan Policy T4: New Development and Transport Safety'.**
- *To confirm that all redundant vehicular access shall be reinstated as kerb and footway prior to the development being brought into use.*
- 12. Vehicular and pedestrian gradients within the site shall not exceed 1:12 - Reason: In the interest of highway safety, in accordance with Local Plan Policy T4: New Development and Transport Safety.**
- *To confirm that the driveway is to be surfaced with 50mm of 20mm binder course tarmacadam and 25mm of 6mm surface course tarmacadam to a maximum gradient of 1 in 12.*
 - *To confirm that parking bays marked on site plan are to comprise permeable paving sets to be laid at no more than a 1 in 60 gradient.*
- 13. Any gates must be hung so as to open inwards into the site and not out onto the highway - Reason: In the interest of highway safety, in accordance with Local Plan Policy T4: New Development and Transport Safety.**
- *To confirm that gates provided to the front entrance open inwards and not out onto the highway.*
- 14. 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 Poll1: Pollution Control and Protection.**
- *To confirm surface water will be discharged into a surface water drainage system located within the site and will not discharge onto the adjacent highway.*
- 15. Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place 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: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.**
- *To confirm that work comprising the use of plant, machinery or equipment, or delivery of materials shall only take place between the hours of 0800 to 1800*

Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays and Bank Holidays.

16. 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 protection barrier details
- Tree protection plan

Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality.

- *Please see enclosed Tree Barrier and Protection Plan – clearly showing locations of trees and protection barriers in accordance with BS 5837:2012.*

17. The outbuilding approved as part of this permission shall remain ancillary to the residential use of the approved dwelling and shall not be used as a separate independent unit. - Reason: In the interests of highway safety in accordance with Local Plan Policy T4: New Development and Transport Safety.

- *To confirm that the garage outbuilding shall remain ancillary to the residential use of the approved dwelling and shall not be used as a separate independent unit.*


18. Prior to the occupation of the dwelling one electric vehicle charging point shall be installed on the site and shall be retained as such thereafter. - Reason: To enable and support sustainable transport in the Borough, in accordance with Local Plan Policy T3: New Development and Sustainable Travel.

- *1 number EV charging point to be installed to the front elevation of the garage location to the left of the garage door opening.*

I hope the above is to your satisfaction. If you require any further information, please do not hesitate to contact me.

If you have any further questions or comments, please do not hesitate to contact me.

Yours faithfully,



Mark C Russell – BSc (Hon's), MCIQB, MCMI
CMR Planning and Design

