BARNSLEY
Metropolitan Borough Council

Growth and Sustainability
Regeneration and Culture
Planning, Policy and Building Control

Notice of Prior Approval Determination

TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015
SCHEDULE 2 PART 3 CLASS MA

Correspondence Address:
Gaddes - Jukes Holdings Ltd.
24 Long Cliffe Close
Shafton
Barnsley
S72 8WJ

Decision Date: 21/12/2023

APPLICATION NO:	2023/1009
DESCRIPTION:	Change of use from Class E (Shop) to Class C3 (Dwellinghouse) (Prior Approval)
LOCATION:	50 Pontefract Road, Shafton, Barnsley, S72 8QS
APPLICANT/AGENT:	Ms Sharon Gaddes

Prior approval is **not required** for the development described above; subject to the following standard conditions:

1 Development must be completed within a period of 3 years starting with the prior approval date.
Reason: In accordance with paragraph MA.2 (5) of Part 3, Class MA of the GPDO.

2 Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.
Reason: in accordance with Paragraph MA.2 (6) of part 3, Class MA of the GPDO.

3 The development hereby approved shall be carried out strictly in accordance with the plans (Nos SEN01 Image 1 and Image 2, First Floor Plans and Location Plan) 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.

CUSTOMER SERVICE EXCELLENCE CSE LABC

Additional information:

1 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.

2 The applicant should note that there is an article 4 direction in force across the borough.

The Article 4 Direction (Article 4 Direction 1/2020) relates to development set out in the First Schedule below and removes permitted development rights for this type of development from the Land identified in the Second Schedule. Planning permission will therefore be required for development comprised within the First Schedule for the Land identified in Second Schedule.

FIRST SCHEDULE

Development consisting of a change of use of a building from a use falling within Class C3 (Dwellinghouses) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) to a use falling within Class C4 (Houses in Multiple Occupation) of that Schedule, and removes permitted development rights for this type of development from 23.5. 2021 being development comprised within Class L(b) of part 3 of Schedule 2 of Town and Country Planning (General Permitted Development) (England) Order 2015. Planning permission will therefore be required for change of use from Class C3 to Class C4 once the District Wide Article 4 Direction is in force.

SECOND SCHEDULE

All that land known within the administrative boundaries of Barnsley Metropolitan Borough Council as shown edged red on the Plan to the Direction

Signed: Dated: 21 December 2023



Garry Hildersley
Head of Planning, Policy & Building Control
Growth & Sustainability Directorate