



BARNSELEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2006/0216

To A M Harpin
17 Northwood Park,
Kirkburton,
Huddersfield, HD8 0PY

DESCRIPTION Erection of one detached dwelling.

LOCATION Land adjacent to The Knoll, Roper Lane, Thurgoland, Sheffield

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 10 February 2006 and described above.

The approval is subject on compliance with the following conditions:

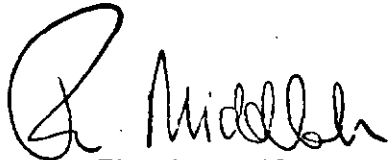
- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out in strict accordance with the amended plans and specifications received on 18th April 2006, unless prior written consent has been given by the Local Planning Authority to any minor variation.

Reason: For the avoidance of doubt as amendments have been submitted during the course of processing the application and in accordance with UDP Policy BE6, Design Standards.

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 04 May 2006

Planning and Transportation Service
Central Offices, Kendray Street, Barnsley. S70 2TN

Telephone: 01226 - 772600
Fax: 01226 - 772599

- 3 Prior to the occupation of the dwelling dark-stained, close-boarded timber screen fence 1.8 metres high shall be erected in the positions shown on the approved layout plan, details of which shall first be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved plans and shall thereafter be retained.

Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property and in accordance with UDP Policy BE6, Design Standards.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwelling which would otherwise be permitted by Part One of Schedule 2 to that Order shall be carried out.

Reason: To safeguard the privacy and amenities of the occupiers of adjoining residential property.

Informative(s)

- 1 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 H8D - infill, backland or tandem development shall not cause harm to the local environment, residential amenity or highway safety.

WR7 - protect the character of villages

The building will not look out of place as part of a group of large dwellings in the centre of the village. The detailed design achieves an adequate level of privacy for the new and existing occupants.

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.