



## Notice of Prior Approval Determination

### TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 SCHEDULE 2, PART 1, CLASS A LARGER HOME EXTENSION

**Correspondence Address:**

BBIC  
Innovation Way  
Barnsley  
S75 1JL

**Decision Date: 19/10/2023**

**APPLICATION NO:** 2023/0865

**DESCRIPTION:** Erection of a single storey rear extension to dwellinghouse with a rearwards projection of 8m and a flat roof with a height of 2.7m and a central roof lantern having a maximum height of 2.9m (Householder Prior Notification)

**LOCATION:** 45 Eshlands Brook, Monk Bretton, Barnsley, S71 5SH

**APPLICANT/AGENT:** NYP Architectural Services

Prior approval is **not required** for the development described above; subject to the following standard 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 strictly in accordance with the plans (104-45 Dwg No. 02 Rev. D) 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.**

- 3 The external materials shall match those used in the existing building.

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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.

Signed:

Dated: 19 October 2023

A handwritten signature in black ink, consisting of a stylized 'G' and 'H' followed by a horizontal line.

**Garry Hildersley**

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