BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2006/0006

To White Agus Partnership
128B New Road
Staincross
Barnsley

DESCRIPTION Erection of 1 detached dwelling
LOCATION Land off Three Nooks Lane/ Clifford Street, Cudworth, Barnsley

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 03 January 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 No development shall take place until full details of the proposed external materials have been 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 UDP Policy BE6, Design Standards.

3 The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless prior written consent has been given by the Local Planning Authority to any variation.
Reason: In the interests of the visual amenities of the locality 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 27 January 2006

Planning and Transportation Service
Central Offices, Kendray Street, Barnsley. S70 2TN
Telephone: 01226 - 772600
Fax: 01226 - 772599

4 No development shall take place until full details of a suitable means of site enclosure have been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be used unless such means of site enclosure has been provided and the means of site enclosure 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.

5 All on site vehicular areas shall be hard surfaced and drained in an approved manner prior to the development being brought into use.
Reason: To prevent mud/debris from being deposited onto the public highway to the detriment of road safety.

6 The parking facilities, indicated on the submitted plan, shall be provided and retained for that sole purpose at all times.
Reason: In the interest of road safety.

7 There shall be no obstruction to visibility at a height exceeding 1.05 metres above the nearside channel level of the adjacent highway, within 2.4 metres of the kerb face.
Reason: In the interest of road safety.

8 Prior to the occupation of the dwelling a 2 metre wide footway to adoptable standards shall be provided on the Albert Street frontage .
Reason: In the interest of road safety.

Informative:

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:

The principle of residential development of this site is established by an extant outline permission. The proposed development would not result in a materially detrimental impact on the character of the locality or the amenity of neighbouring properties. Overall, the design and layout of the dwelling complies with the provisions of UDP Policy H8D and the Council's SPG3

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.