



TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2020/0110

To White Agus Partnership
Office One
34 Victoria Road
Barnsley
S70 2BU

DESCRIPTION Erection of outbuilding to be used as a store, games area and hobby workshop (Application for a Lawful Development Certificate for a Proposed Development)

LOCATION 4 Burton Crescent, Monk Bretton, Barnsley, S71 2QD shown edged red on the attached plan.

Barnsley Metropolitan Borough Council certifies that the proposed use/development of the above land for the Erection of outbuilding to be used as a store, games area and hobby workshop (Application for a Lawful Development Certificate for a Proposed Development) is **not lawful**.

- 1 The Local Planning Authority considers that the proposed outbuilding would be within 2m of the boundary and the height of the building would exceed 2.5m [as measured from the surface of the ground immediately adjacent to the building].
- 2 It is the opinion of the Local Planning Authority that significant excavation works, amounting to an engineering operation, were undertaken prior to the application for a lawful development certificate being submitted to the Council for consideration. These works would have required planning permission in their own right and as such; the proposed outbuilding cannot be erected under permitted development rights contained within the GPDO.
- 3 Despite requests, the applicant has failed to submit further supporting information which demonstrates that the proposed outbuilding complies with the limitations of Class E of Part 1 of Schedule 2 of the GPDO.

Signed



Dated 14 May 2020

Joe Jenkinson

Head of Planning and Building Control

Please be aware that the Council monitors construction sites and open land within the vicinity such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- *a fine of up to £50,000 and*
- *up to six months imprisonment on conviction*