



## Notice of Prior Approval Determination

### TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 SCHEDULE 2 PART Q CHANGES OF USE

**Correspondence Address:**

Architect & Town Planner  
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Ingbirchworth  
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S36 7GF

**Decision Date:**

20 December 2019

**APPLICATION NO:** 2019/1358  
**DESCRIPTION:** Change of use of agricultural barn to dwellinghouse (Prior Notification)  
**LOCATION:** Barn, Land at Hornthwaite Hill Road/Cross Lane Junction, Thurlstone, Sheffield, S36 9QL  
**APPLICANT:** Michael A Clynch

Prior approval **is granted** for the development described above.

1. The development shall be completed on or before 20 December 2022

**Condition(s)**

- 1 Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b), must be completed within a period of 3 years starting with the prior approval date  
**Reason: In order to comply with the provision of Class Q, Part 3, Schedule 2 of the GPDO 2015.**
- 2 The development hereby approved shall be carried out strictly in accordance with the plans (Location Plan, Site Layout, Drawing A1, Drawing A2) 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 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 dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.  
**Reason: To safeguard the openness and visual amenities of the Green Belt in accordance with Local Plan Policy GB1 Protection of Green Belt.**

- 4 The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.  
**Reason: To ensure that satisfactory off-street parking/manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Local Plan Policy T4 New Development and Transport Safety.**
- 5 The residential accommodation hereby permitted shall not be occupied unless a scheme of sound insulation works has been installed and thereafter retained. Before the scheme of sound insulation works is installed full details thereof shall first have been submitted to and approved in writing by the Local Planning Authority.

The scheme of works shall;

a) Be capable of achieving the following noise levels:  
Bedrooms: LAeq (8 hour) - 30dB (2300 to 0700 hours);  
Living Rooms & Bedrooms: LAeq (16 hour) - 35dB (0700 to 2300 hours);  
Bedrooms: LAFmax - 45dB (2300 to 0700 hours).

b) Where the above noise criteria cannot be achieved with windows partially open, include a system of alternative acoustically treated ventilation to all habitable rooms.

**Reason: In order to protect the residential amenity of future occupiers from the potential noise impacts of the adjacent active quarry, in accordance with policy POLL1 of the Local Plan.**

#### **Informative(s)**

*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*

*Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of the approved development is disposed of via approved methods and that documents are retained to prove this.*

Signed



Joe Jenkinson  
Head of Planning and Building Control