



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2021/0925

To Architectural Drawings Ltd
The Orchard
Foxhill Crescent
Sheffield
S6 1FW

DESCRIPTION Erection of rear single storey extension to dwelling

LOCATION Avenue Cottage, The Avenue, Wortley, Sheffield, S35 7DB

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 07/07/2021 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 strictly in accordance with the plans (Nos - General Arrangement - 935 - 01- Rev B) 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 Double glazed windows to the elevation facing The Avenue shall utilise slimline units with genuine through glazing bars.
Reason: To ensure the fabric of the historic asset remains intact in accordance with LP Policy HE4 - Development Affecting Historic Areas or Landscapes.
- 4 The use of the outbuilding as an annex, hereby approved, shall remain dependent upon the main dwelling for its water and electricity supply (or any other basic utilities) and shall not be severed from the main dwelling through sale or other means of separation to form a separate planning unit. The outbuilding shall therefore remain only as ancillary accommodation to the host dwelling, i.e. Avenue Cottage, Wortley, and shall not be used for business purposes including but not limited to sub-let.
Reason: To ensure the amenity of future occupants and surrounding residents in accordance with Local Plan Policy GD1 -General Development.

- 5 All fenestration details including the garden facing sunroom shall require full details of their design, construction and finish (including details of heads and cills, means of opening and glazing pattern. The details shall include an elevation at 1:20 scale of each door or window type and 1:5 or 1:10 scale cross-sections.
Reason: To maintain the setting of the historic area in accordance with LP Policy HE4 - Development Affecting Historic Areas or Landscapes.
- 6 Walls shall be constructed of either natural sandstone or a heritage / reclaimed brick to match the walls in the immediate vicinity. If constructed in stone, the walls shall use face dressing, coursing heights and pointing detailing that matches that of the existing and original in the immediate vicinity.
Reason: To ensure the fabric of the historic asset remains intact in accordance with LP Policy HE4 - Development Affecting Historic Areas or Landscapes.
- 7 Pointing shall be a pure lime / aggregate mix in the ratio 1 part NHL 3.5 to 3 parts well graded aggregate or river sand. The joints will be brushed / bagged and finished to a slightly recessed joint.
Reason: To ensure the fabric of the historic asset remains intact in accordance with LP Policy HE4 - Development Affecting Historic Areas or Landscapes.
- 8 The roof shall be covered by natural blue/grey slates with matching ridge tiles.
Reason: To ensure the fabric of the historic asset remains intact in accordance with LP Policy HE4 - Development Affecting Historic Areas or Landscapes.
- 9 Rooflights shall be genuine conservation specification, low in profile, decorated black with a single vertical divider.
Reason: To ensure the fabric of the historic asset remains intact in accordance with LP Policy HE4 - Development Affecting Historic Areas or Landscapes.
- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (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.

Informative(s)

Pursuant to article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, complied with our Planning Service Charter for Business and otherwise actively engaged with the applicant in dealing with the application.

Please be aware that the Council monitors construction sites and open land within the vicinity of 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 any development is disposed of via approved methods and that documents are retained to prove this.

Signed

Dated 07/10/2021



Joe Jenkinson
Head of Planning and Building Control

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

NOTES:-

Appeals to the Secretary of State

If you are aggrieved by the decision of the Council to grant permission for the proposed development subject to conditions then you can appeal to the Secretary of State for the Environment, Transport and Regions under Section 78 of the Town and Country Planning Act. If you want to appeal, then you must do so within twelve weeks of the date of this notice, using a form which you can get from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment, Transport and Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference to the application to him. These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.