



## **Notice of Prior Approval Determination**

**TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015  
SCHEDULE 2, PART 1, CLASS AA  
ENLARGEMENT OF A DWELLINGHOUSE BY CONSTRUCTION OF ADDITIONAL STOREYS**

**Correspondence Address:**

3 The Studio  
The Old Brickworks  
Top O' Th' Bank  
Thurstonland  
Huddersfield  
HD4 6UY

**Decision Date: 01/03/2024**

**APPLICATION NO:** 2024/0017

**DESCRIPTION:** Enlargement of dwellinghouse by construction of an additional storey (Prior Approval)

**LOCATION:** Moorland Lea, Royd Moor Road, Thurlstone, Sheffield, S36 7RD

**APPLICANT/AGENT:** Larche Developments (Yorkshire) Ltd

Prior approval is hereby **given** 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 (Nos 2215-00-22 A and 2215-00-23 A) 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 Any materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse  
**Reason: In order to comply with the provision of Part 1 Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)**

- 4 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.**

- 5 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- Hours of construction working
  - The parking of vehicles of site operatives and visitors
  - Measures to control the emission of dust and dirt during construction
  - Measures to control noise and vibration levels during construction

**Reason: In the interests of highway safety, residential amenity and visual amenity and in accordance with Local Plan Policy T4 New Development and Transport Safety and Local Plan Policy D1 High Quality Design and Place Making.**

Additional information:

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

- 2 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: 1 March 2024

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