



BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2008/0820

To Mr Ian Thorpe
9 Cliffe Avenue
Crane Moor
Sheffield
South Yorkshire
S35 7AS

DESCRIPTION Erection of single storey rear extension to dwelling
LOCATION 9 Cliffe Avenue, Crane Moor, Sheffield, South Yorkshire, S35 7AS

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 27 May 2008 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 external materials shall match those used in the existing building.
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 *Stephen Moralee*
Assistant Director, Planning and Transportation

Dated 30 June 2008

Reason(s) for Granting Permission

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| 1 Extensions to dwellings - Policy H8E | The proposal complies with Policy H8E in that the scale and design harmonises with the existing building, it does not adversely affect amenity of occupiers of adjacent properties, it maintains character of street scene, it meets guidance on scale and detail in SPG 4, House Extensions. |
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Informative(s)

- 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:

H8E - Extensions to dwellings
SPG4: 'House Extensions'
BE6 - Design Standards

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.

- 2 The proposed development lies within a coal mining area. In the circumstances Applicants should take account of any coal mining related hazards to stability in their proposals. Developers must also seek permission from the Authority before undertaking any operations that involves entry into any coal or mines of coal, including coal mine shafts and the implementation of site investigations or other works. Property specific summary information on any past, current or proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 762 6848 or at www.coal.gov.uk.