



## **GRANT OF PLANNING PERMISSION**

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION NO. 2023/1128**

**To** Jade3 Architecture  
Studio 12  
Silver Street  
Wakefield  
WF1 1UY

**DESCRIPTION** Demolition of existing boarding kennel block and outbuilding and construction of new 2 storey dwelling with associated landscaping works and erection of bin store.

**LOCATION** Stancliffe House Farm, Woodhead Road, Wortley, Sheffield, S35 7DA

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 26/02/2024 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 amended plans:

Location Plan- Drawing No: 100, Rev: B, Received: 17/6/2024  
Proposed Site Plan, Drawing No: 101, Rev: E, Received: 25/6/2024  
Proposed Site Plan- Highways and Bin store, Drawing No: 129, Rev: A, Received: 17/7/2024  
Proposed Ground Floor Floorplan- Drawing No: 125, Received: 17/6/2024  
Proposed First Floor Floorplan - Drawing No: 126, Received: 17/6/2024  
Proposed Elevations - Front & Side 1, Drawing No: 108, Rev: D, Received: 17/7/2024  
Proposed Elevations - Rear & Side, Drawing No: 109, Rev: D, Received: 17/7/2024  
Proposed Elevations - Rear Elevation (Full), Drawing No: 120, Rev: C, Received: 17/7/2024  
Pedestrian Gate Elevation, Drawing No: 130, Rev: A, 17/7/2024  
Sliding Gate Elevation, Drawing No: 131, Received: 17/7/2024  
Sedum Roof Specification, Received 22/6/2024  
Proposed Elevations - Bin store, front and side, Drawing No: 136, Received: 6/8/2024  
Proposed Elevations - Bin store, rear and side, Drawing No: 135, Received: 6/8/2024  
Cross Section Analysis - Drawing No: 118, Rev: B, Received: 17/7/2024

and specifications as approved unless required by any other conditions in this permission.

**Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.**

- 3 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained. The approved landscaping details shall be implemented within the first planting season following the occupation of the dwelling, any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species, unless the Local Planning Authority give written consent to any variation.

**Reason: In the interests of the visual amenities of the locality.**

- 4 All demolition works as set out on the plan ref: Demolition Plan, Drawing No: 115, Rev: B, Received: 21/6/2024, must be completed prior to the commencement of any above ground works associated with the erection of the dwelling hereby approved.

**Reason: To protect the openness of the Green Belt in accordance with Section 13 of the NPPF and Local Plan Policy GB1.**

- 5 The access and 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. Adequate measures shall be so designed into the proposed vehicular areas to avoid the discharge of surface water from the site on to the highway.

**Reason: To ensure that there are adequate parking facilities to serve the development which are constructed to an acceptable standard; to ensure adequate provision for the disposal of surface water and to prevent mud/debris from being deposited on the public highway and to prevent the migration of loose material on to the public highway to the detriment of road safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.**

- 6 Any gates at the vehicular access shall be designed so as to only open inwards or to the side and be permanently retained as such for the lifetime of the development.  
**Reason: To ensure the safe and unobstructed use of the adopted highway is maintained in accordance with Local Plan Policy T4 New Development and Transport Safety**
- 7 During construction or demolition works, activity shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays  
**Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1**
- 8 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 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, and otherwise actively engaged with the applicant in dealing with the application in a positive and proactive manner.

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: 12 August 2024

A handwritten signature in black ink, consisting of a stylized, circular scribble followed by a horizontal line extending to the right.

**Garry Hildersley**

Head of Planning, Policy & Building Control  
Growth & Sustainability Directorate

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 six months 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.