



TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2023/0387

To Mrs Carey Sizer-Coy
Bruce Lodge
Pilley Hills
Tankersley
Barnsley
S75 3AU

DESCRIPTION Erection of detached outbuilding (Application for a Lawful Development Certificate for a Proposed Development)

LOCATION Bruce Lodge, Pilley Hills, Pilley, Barnsley, S75 3AU
(shown edged red on the attached plan)

Barnsley Metropolitan Borough Council certifies that the proposed use/development of the above land for the Erection of detached outbuilding (Application for a Lawful Development Certificate for a Proposed Development) is **not lawful**.

The reason(s) for the Council's decision to refuse is/are:

- 1 In the opinion of the Local Planning Authority the proposed outbuilding, as a whole, is excessive in size and scale, and would be used for a purpose which would not be reasonably incidental to the main dwellinghouse to which it relates, featuring a detachment from the host dwelling and several rooms. The proposal is therefore considered to be of such a scale in comparison to the existing dwellinghouse that it would therefore not fall within the parameters of Class E of Part 1 of Schedule 2 to the General Permitted Development Order (GPDO) 2015 (as amended) and a Lawful Development Certificate cannot be issued by consequence.
- 2 The Local Planning Authority determine that insufficient evidence was submitted to justify the size and use of the proposed building in line with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Sch. 2 Part 1 Class E with the onus resting upon the applicant to provide sufficient evidence and information to substantiate lawful development, as stipulated by the Planning Practice Guidance.

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.

A handwritten signature in black ink, consisting of a circle with a vertical line through it and a horizontal line extending to the right, followed by a horizontal line.

Dated: 23 October 2023

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