



TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2020/0708

To ArchiSmartDesign Ltd
51 Larkspur Way
Wakefield
WF20FD

DESCRIPTION Erection of detached outbuilding (Lawful development certificate for a proposed development)

LOCATION Gransden House, Church Street, Royston, Barnsley, S71 4QZ

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

- 1 In the opinion of the Local Planning Authority the proposed outbuilding is excessive in size and inappropriate in its residential use so as to not be incidental to the main dwellinghouse to which it relates. The proposal therefore does not benefit from permitted development rights set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) under Sch. 2 Part 1 Class E and a Lawful Development Certificate cannot be issued by consequence.
- 2 In the opinion of the Local Planning Authority the proposed outbuilding does not benefit from permitted development rights and consequently cannot be granted a lawful development certificate by reason of Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Sch. 2 Part 1 Class E.1 (g) where outbuildings cannot be permitted development within the curtilage of a listed building.
- 3 The Local Planning Authority determine that insufficient evidence was submitted to justify the size and use of the 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.

Signed



Dated 01 September 2020

Joe Jenkinson
Head of Planning and Building Control

Please be aware that the Council monitors construction sites and open land within the vicinity 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*