BARNSLEY
Metropolitan Borough Council

Place Directorate
Economic Regeneration
Planning and Building Control
Head of Service: Joe Jenkinson

Notice of Prior Approval Determination

Part 1 of Schedule 2 to the Town & Country Planning (General Permitted Development) Order 1995 (as amended)

Correspondence Address:
40 Clayton Drive
Thurnscoe
Rotherham
S63 0RZ

Decision Date:
11 August 2017

APPLICATION NO:	2017/0867
DESCRIPTION:	Erection of single storey conservatory extension to rear with rearwards projection of 2.7m with a height to the eaves of 2.1m and 4m to the highest point (Prior Notification Householder)
LOCATION:	40 Clayton Drive, Thurnscoe, Rotherham, S63 0RZ
APPLICANT:	Mr Kirk Holroyd

Prior approval is hereby given for the development described above subject to the following standard conditions:

1. The development shall be completed on or before 30th May 2019 and as soon as reasonably practicable following completion, the Local Planning Authority shall be notified of the name of the developer (applicant), the address where the development is located and the date of completion of development.

2. The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission.

3. Any materials used in the exterior construction (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling.

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*

Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of the approved development is disposed of via approved methods and that documents are retained to prove this.

1. 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.

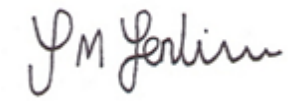
If it should transpire that the applicant does not own any of the land included in this consent then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

2. 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. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on The Coal Authority website at www.gov.uk/government/organisations/the-coal-authority

Property specific summary information on past, current and future coal mining activity can be obtained from www.groundstability.com

Signed



Joe Jenkinson
Head of Planning and Building Control