



## GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2012/1266

**To** Mr Neil Fieldhouse  
Plans for extensions  
5 Hendon Street  
Handsworth  
Sheffield  
South Yorkshire  
S13 9AX

**DESCRIPTION** Erection of a two storey rear extension to create an additional flat  
**LOCATION** 1 North View, Grimethorpe, Barnsley, S72 7BL

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 07 January 2013 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 following the plans and specifications as approved unless required by any other conditions in this permission:-  
  
Drawing 1 'Existing elevations and floor plans'  
  
Drawing 2 'Proposed elevations and floor plans'  
  
**Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.**
- 3 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 LDF Core Strategy Policy CSP 29, Design.**

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 Regulatory Services

Dated 28 February 2013

## Reason(s) for Granting Permission

- 1 Unique In the opinion of the Local Planning Authority the proposed development is acceptable in that:-

The site is located in a UDP Housing policy area where small scale residential developments are acceptable in principle in accordance with saved policy H8A.

This site is classed as sustainable in terms of the adopted Local Development Framework Core Strategy in that the site is located in the Cudworth Principal Town which is the priority to accommodate new housing growth (policies CSP8, 9, 10).

The proposal should be considered in the context of the presumption in favour of sustainable development in the NPPF.

The proposal is also considered adequate with regards to visual and residential amenity considerations taking into account the House Extensions SPD.

The proposal would not give not rise to any significant highway safety concerns having regards to CSP26 'New Development and Highway Improvement'.

In the opinion of the Local Planning Authority there are no other material considerations which indicate a decision should be made at variance to the above policies and guidance.

## Informative(s)

*Pursuant to article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, complied with our Planning Service Charter for Business and otherwise actively engaged with the applicant in dealing with the application.*

- 1 The applicant is advised of the following comments from the Environmental Health Officer:-
  - a) The studio needs to be given a usable floor area of at least 6.5m<sup>2</sup> (70Sqft).
  - b) The studio flat window needs to be an escape window.
  - c) Mechanical fan extraction should be provided in the bathroom.
- 2 Public Rights of Way may be affected during the construction stage of this development, and you should contact Mrs Sarah Ford (tel: 01226 772696) or Mr Mike Gibson (tel: 01226 772569) to discuss the possible need for a temporary closure or diversion.
- 3 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 0845 762 6848.

Further information is also available on The Coal Authority website at [www.coal.decc.gov.uk](http://www.coal.decc.gov.uk)

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com)

- 4 This permission shall not be construed as granting rights to carry out works on, under or over land not within the ownership, or control, of the applicant

## **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 giving 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.