



BARNLSLEY

Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2006/0267

To Walton Horsfall Partnership
Heymoor Studio
18 Abbey Road
Shepley
West Yorkshire
HD8 8EP

DESCRIPTION Conversion of farmhouse and buildings to form dwellinghouse with attached two-storey extension and detached garage/ancillary accommodation with formation of new vehicular access

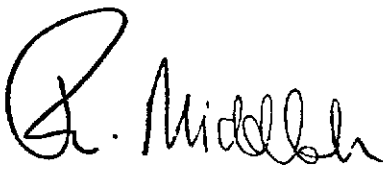
LOCATION The Croft, Hillside, Thurlstone, Penistone, Sheffield, S36 9QJ

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 16 February 2006 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 No development shall take place until full details of the proposed external materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.
- 3 The development hereby approved shall be carried out in strict accordance with the amended plans and specifications received on 1st May 2007, unless prior written consent has been given by the Local Planning Authority to any minor variation.
Reason: For the avoidance of doubt as amendments have been submitted during the course of processing the application and in accordance with UDP Policy BE6, Design Standards.

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

Signed 
Assistant Director, Planning and Transportation

Dated 10 May 2007

- 4 The proposed detached garage/ancillary accommodation shall be used as ancillary to the main dwelling only and not as an independent residential unit unless planning permission is given for otherwise.

Reason: In order to clarify the ancillary nature of the proposed detached building

- 5 The existing detached workshop building towards the south-eastern corner of the site shall be demolished prior to the construction of the proposed detached garage/ancillary accommodation building.

Reason: In the interests of the visual amenities of the Green Belt.

Reason(s) for Granting Permission

- 1 Alteration/extension to dwellings in the Green belt - Policy GS8E

The proposal complies with Policy GS8E in that

the new dwelling is not larger than the original buildings.

The extension is subsidiary to the main dwelling.

the construction of a high standard of design.

it would not adversely effect on amenity of local residents.

it would not adversely affect the appearance of the locality.

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.