



Notice of Prior Approval Determination

**TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015
SCHEDULE 2, PART 1, CLASS A LARGER HOME EXTENSION**

Correspondence Address:

3 Dene Road
East Dene
Rotherham
S65 2SE

Decision Date:

APPLICATION NO: 2024/1070

DESCRIPTION: Erection of single storey rear extension projecting out 4.5m, with an eaves height of 2.5m and an overall height of 3.6m (Prior Notification Householder)

LOCATION: 2 The Orchard, Thurnscoe, Rotherham, S63 0TD

APPLICANT/AGENT: Mark Smith Architectural Design

Prior approval is hereby **given** for the development described above subject to the following standard 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 the amended plans (Nos. Existing Plans and Elevations MS/87/24- 01; Proposed Plans and Elevations MS/87/24- 02; Location Plan 03; Site Plan 04) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.
- 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 Local Plan Policy D1 High Quality Design and Place Making.

Additional information:

- 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.

Signed:

Dated: 29 January 2025

A handwritten signature in black ink, consisting of a stylized 'G' and 'H' followed by a horizontal line extending to the right.

Garry Hildersley

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