



TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2020/1404

To AAD Architects Ltd
11-12 South Street
Park Hill
Sheffield
S2 5AY

DESCRIPTION Erection of single storey extension to rear/side of dwelling (Lawful Development Certificate)

LOCATION 17 Bank End Road, Worsbrough Dale, Barnsley, S70 4QH

Barnsley Metropolitan Borough Council certifies that the proposed use/development of the above land for the Erection of single storey extension to rear/side of dwelling (Lawful Development Certificate) is **not lawful**.

The reason for the Council's decision to refuse planning permission is:

- 1 The proposed development, as detailed in Job No. 020-005, Drawing No's. 020-038-AAD-ZZ-DR-A-105-P01 and 020-038-AAD-ZZ-DR-A-106-P01, by virtue of the development joining to an existing extension of the dwellinghouse, is not lawful as the total enlargement of the dwellinghouse does not comply with the limitations set out in Paragraph F (i) of Class A of Schedule 2, Part 1 of the GPDO.

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.

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.

Signed 
Joe Jenkinson
Head of Planning and Building Control

Dated 03 February 2021