



**Planning & Building Control Service
Development Management
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Head of Service: Joe Jenkinson**

Mr M Leach
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Off Fernbank Drive
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Our ref 2017/1116 & 2022/ENQ/00214

Date: 26/07/2022
Enquiries Elaine Ward
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Dear Sir

APPLICATION SUBMITTED UNDER SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT (1990) AS AMENDED

APPLICATION FOR NON-MATERIAL AMENDMENT to Planning Permission
2017/1116

Description: Erection of 5 no. detached houses with integral garages and associated access road, driveways and landscaping

Site Address: Land at the end of Tower Street, Barnsley, S70 1QS

The changes proposed by the Non- Material Amendment are to submit amended plans which show Plot 5 to be handed opposite to the approved plans granted on 21st November 2017.

Section 96A (1) gives the power to a Local Planning Authority to make a change(s) to a planning permission if the change(s) is/are not material.

The reason for the proposed changes is that the developer has constructed the dwelling on Plot 5 handed opposite to the approved plan. That is, the approved plan shows a gable element containing the integral garage to be on the left hand side of the dwelling when viewed from the front elevation. However, on inspection, the dwelling has been constructed with this gable element and integral garage to the right side when viewed from the front elevation.

It is therefore proposed to substitute amended plan and elevations of Plot 5, together with an amended layout plan which accurately shows how Plot 5 has been constructed in order to bring the changes under planning control.

On assessment of the proposals, it is considered that these amendments will not impact significantly on highway safety, will not alter the nature or scale of the

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original permission, nor is it likely to result in loss of amenity to close by adjacent residential properties or loss of visual amenity.

The changes would not result in any development which lies outside of the description of development, nor does it exceed the redline boundary of planning permission 2017/1116

Overall, the proposed changes are inconsequential in terms of its scale in relation to the original permission. The proposed changes are therefore considered to be non-material.

Taking into account all of the above the **non-material amendment is acceptable.**

As a result of this non material amendment, the following approved plans granted under 2017/1116

17-185 P01 House Type Plans and Sections
17-185 P02 House Type Elevations
17-185 P03A Site Plan amended plan received 27/10/2017

are now replaced by the following plans which show Plot 5 as constructed:

17-185 P01 House Type Plan and Section dated 13/07/22
17-185 P02 Plot 5 Elevation as built dated 13/07/2022
17-185 P03A Site Layout as built dated 15/07/22

This decision letter only relates to the non-material amendment. It is not a reissue of the original decision notice for application 2017/1116 which still stands. The two documents should be read in conjunction.

Yours sincerely

Elaine Ward

For and on behalf of:
Joe Jenkinson BA (Hons) MSc
Head of Planning and Building Control
www.barnsley.gov.uk/developmentmanagement