



BARNSLEY

Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2006/0004

To Mille Design
4 Stonecrest Rise
Thurgoland
Sheffield

DESCRIPTION Erection of detached dwelling and garage
LOCATION Land adjacent 155-157 Manchester Road, Thurstone, Sheffield

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 03 January 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.

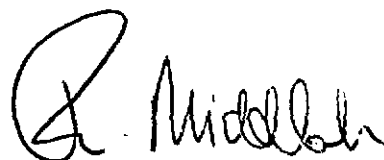
- 2 The development hereby approved shall be carried out in strict accordance with the amended plans and specifications received on 17th March 2006, unless prior written consent has been given by the Local Planning Authority to any minor variation.

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.

- 3 The pointing proposed to be carried out in connection with the development shall be in lime mortar, flush to the face of the stone and finished by brushing off to produce a very slightly recessed and rounded joint.

Reason: In the interests of the visual amenities of the locality 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 04 May 2006

4. No development shall take place until full details of the proposed external materials, including heads and cills, 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.

- 5 All on-site vehicular areas shall be hard surfaced and drained in an approved manner prior to the development being brought into use.

Reason: To prevent mud/debris from being deposited on the public highway to the detriment of road safety.

- 6 Pedestrian intervisibility splays, having the dimensions 2m x 2m, shall be safeguarded at the drive entrance/exit such that there is no obstruction to visibility at a height exceeding 600mm above the nearside channel level of the adjacent highway,

Reason: In the interest of road safety.

- 7 The parking/manoeuvring facilities, indicated on the submitted plan, shall be provided prior to the development being brought into use, and shall be retained for that sole purpose at all times.

Reason: In the interest of road safety.

- 8 Sight lines, having the dimensions 2m x site frontage, shall be safeguarded at the drive entrance/exit, such that there is no obstruction to visibility at a height exceeding 1.05m above the nearside channel level of the adjacent highway.

Reason: In the interest of road safety.

- 9 Development shall not commence until details of measures to prevent mud/debris from being deposited on the public highway to the detriment of road safety, have been submitted to and approved, in writing, by the Local Planning Authority, and such measures shall be retained for the entire construction period.

Reason: In the interest of road safety.

- 10 Development shall not commence until details of all areas for the parking of all employees' vehicles, the storage of building materials and plant have been submitted and approved, in writing, by the Local Planning Authority, and such areas shall be retained for the entire construction period.

Reason: In the interest of road safety.

- 11 Prior to the occupation of the dwelling the rear boundary wall shall be erected to the height shown on the drawings hereby approved.

Reasons: In the interests of both visual and residential amenity.

- 1 The decision to grant planning permission has been taken having regard to the policies and proposals in the Barnsley Unitary Development Plan set out below and to all relevant material considerations, including Supplementary Planning Guidance:

BE1 - safeguard Conservation Areas

Policy H8D - infill, backland or tandem development shall not cause harm to the local environment, residential amenity or highway safety.

The house is satisfactorily sited to fit into the street scene, and of a suitable design and materials to preserve the character of the area. There will be no material harm caused to the amenities of adjoining residents, or to highway safety.

This informative is only intended as a summary of the reason for granting planning permission. For further details on the decision please refer to the application file, by contacting 01226 772593.

- 2 Your attention is drawn to the fact that it will be necessary for you to contact Mr Steve Gibbons on Barnsley (01226) 772017 prior to any work commencing on-site, to gain all necessary technical and legal approvals relating to the creation of vehicular accesses to the highway.