Place Directorate
David Shepherd
Economic Regeneration, Development Management
PO Box 634, Barnsley, S70 9FE
Head of Service: Joe Jenkinson

Mr A K Bailey
AA2L Ltd
Glendower House
85 Lundhill Road
Wombwell
Barnsley S73 0RL

My Ref: 2021/ENQ/00494
Your Ref:
Date: 20th September 2021
Enquiries to: Hannah Andrew
Direct Dial: 01226 775752
E-Mail: hannahandrew@barnsley.gov.uk

Dear Mr Bailey,

Description: Non material amendment to planning application 2019/0679 to allow for alteration to side/rear elevations including introduction of terrace

Location: 71 Tingle Bridge Lane, Hemingfield, Barnsley, S73 0NT

I write regarding your application for a non-material amendment to the previously approved application (Ref: 2019/0679). The amendment it is to alter the rear and side elevations of plot 1 replacing:

- Plan ref: 2018-00139-P02, House Type A Plots 1 and 2;

with

- Plan ref: 2021/70/IS House Type A Plot 1

I can confirm that the proposed change will not increase impacts relating to overshadowing due to the house's location within the plot and relationship with adjacent properties. The inclusion of a terrace has the potential to increase overlooking but is screened to the side obscuring views to the rear gardens of adjacent properties. Therefore, the amendment is judged to be acceptable and non-material.

This decision letter only relates to the non-material amendment as detailed in this letter. It is not a reissue of the previous decision notice for application 2019/0679 which still stands. The two documents should be read in conjunction.

If you require any further information on the above, please do not hesitate to contact me.

Yours sincerely



Hannah Andrew, Senior Planning Officer (Outer Team)

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