



Notice of Prior Approval Determination

TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 SCHEDULE 2 PART 3 CLASS MA

Correspondence Address:

Huthwaite House
Huthwaite Lane
Thurgoland
Sheffield
S35 7AF

Decision Date: 12.12.2024

APPLICATION NO: 2024/0862
DESCRIPTION: Change of use from retail to residential use (Prior Approval)
LOCATION: 1 Crossways, Halifax Road, Thurgoland, Sheffield, S35 7AL
APPLICANT/AGENT: Gordon Wilkinson

Prior approval is **not required** for the development described above; subject to the following standard conditions:

- 1 Development must be completed within a period of 3 years starting with the prior approval date.
Reason: In accordance with paragraph MA.2 (5) of Part 3, Class MA of the GPDO.
- 2 Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.
Reason: in accordance with Paragraph MA.2 (6) of part 3, Class MA of the GPDO.
- 3 The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission.
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 proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

- 2 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: 12 December 2024

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