

ROTHERHAM METROPOLITAN BOROUGH COUNCIL

PLANNING BOARD

Thursday, 24 June 2004

Start Time 9.00 a.m.

At Town Hall, Moorgate Street, Rotherham

AGENDA

1. To determine if the following matters are to be considered under the categories suggested, in accordance with the Local Government Act 1972.
2. To determine any items which the Chairman is of the opinion should be considered as a matter of urgency.
3. Declarations of Interest
(Forms will be available for completion at the meeting)
4. MINUTES OF THE PREVIOUS MEETING (Pages 1 - 5)
5. VISITS OF INSPECTION (Pages 6 - 32)
6. Development Proposals (Pages 33 - 47)
7. Appeal Decision - Two storey rear extension at 4 Dike Hill, Harley, Rotherham for Mr. and Mrs. S. Brown Ref. RB2003/01285(FUL) - Appeal Decision - Listed Building Consent for two storey rear extension at 4 Dike Hill, Harley, Rotherham for Mr. and Mrs. S. Brown - Ref. RB2003/1286(LBC). (Pages 48 - 69)

Development Proposal Schedule

8. Part 1 - Contained as part of Development Proposal Report (attached) (Pages 70 - 73)
9. Part 2A - Delegated Arrangements by Officers (attached) (Pages 74 - 142)

10. Part 2B - Delegated arrangements by Chairman and Vice-Chairman (attached)
(Pages 143 - 211)
11. Part 3 - Building Regulations (attached) (Pages 212 - 231)

**PLANNING BOARD
THURSDAY, 27TH MAY, 2004**

Present:- Councillor Pearson (in the Chair); Councillors Burke, Dodson, Furnell, Gilbert, Kaye, Littleboy, Pickering, Rashid, G. A. Russell, Walker and Wardle.

Apologies for absence:- Apologies were received from Councillors Hill and G. Smith.

175. MINUTES OF THE PREVIOUS MEETING HELD ON 29TH APRIL, 2004

Resolved:- That the minutes of the meeting of the Planning Board held on 29th April, 2004 be approved as a correct record for signature by the Chairman.

176. MINUTES OF THE PREVIOUS MEETING HELD ON 13TH MAY, 2004

Resolved:- That the minutes of the meeting of the Planning Board held on 13th May, 2004 be approved as a correct record for signature by the Chairman.

177. DEVELOPMENT PROPOSALS

Resolved:- (1) That, on the development proposals now considered, decisions be recorded as set out in the schedule now submitted and the requisite notices be issued (a copy of this schedule, together with the schedule of decisions made under delegated powers, will be made available when the printed minutes are produced).

(2) That the time limits specified in Sections 91 and 92 of the Town and Country Planning Act 1990 apply to the decisions referred to at (1) above.

In accordance with the right to speak procedures, the following people attended the meeting and spoke about the applications listed below:-

- Extraction and recycling of secondary aggregates and backfill with inert material and restoration of land for ecological use at Clough Quarry and Gin House Quarry, Gin House Lane, Thornhill for Mr. G. D. Wragg (RB2002/0400)

Mr. D. Yaxley (Objector)
Mr. M. Murias (Objector)
Mr. Hather (Objector)

- Demolish existing outbuildings and erection of a single storey pair of dwellings at rear of Thomas Hall Mews, Hangsman Lane, Laughton Common for Mr. Wainwright (RB2003/2175)

Mr. A. Wainwright (Applicant)

- Conversion of barn to dwelling including first floor extension (amendment to RB2002/1742) AT Unit 3, Guilthwaite House, Upper Whiston Lane/Pleasley Road, Whiston for Mr. R. Price (RB2004/0506)

Mr. R. Price (Applicant)

(3) That planning permission be refused for application RB2002/0400 subject to an amendment to reason No. 2 to now begin "The Council considers that".

(4) That considerations of applications RB2003/2188, RB2004/0276 and RB2004/0837 be deferred pending visits of inspections, the Chairman and Vice-Chairman approving arrangements.

(5) That the Planning Board declare that it is minded to grant applications RB2004/0057, RB2004/0058, RB2004/59 and RB2004/0060, but consideration be deferred and the Head of Planning and Transportation Service, in consultation with the Chairman and Vice-Chairman of the Planning Board, be authorised to determine the conditions to be attached to these applications, subject to no representations being received prior to the expiry of the statutory publicity period.

(6) That planning permission be granted for application RB2004/0690, subject to an amendment to condition No. 12 replacing the word "defined" to "derived".

(7) That planning permission be granted for application RB2004/0695, subject to two additional conditions relating to the submission of a travel plan and Listed Building Consent permission for the demolition of the attached building.

178. APPEAL DECISION - ERECTION OF A SINGLE STOREY FRONT EXTENSION AT 28 HARVEST ROAD, WICKERSLEY (RB2003/1892)

Consideration was given to a report of the Head of Planning and Transportation Service providing details of the decision of the Secretary of State for Transport, Local Government and the Regions in respect of the appeal against the Council's refusal of planning permission.

The Inspector dismissed the appeal on the grounds that any large extension on the front of the appeal property would be out of character with the estate as a whole and an intrusive feature on the street scene. The Inspector also concluded that the conservatory would have a harmful impact on light and outline at the front the neighbouring property and have a discordant and harmful impact on the character and appearance of the area, as well as being obtrusive and not in accordance with the Council's Housing Guidance Note 1.

Resolved:- That the decision be noted.

179. APPEAL DECISION - ERECTION OF A THREE STOREY BLOCK OF EIGHT FLATS WITH ASSOCIATED CAR PARKING ON LAND AT BROOK HILL AND WINDSOR ROAD, THORPE HESLEY FOR MR. D. CLARK (RB2003/0405)

Consideration was given to a report of the Head of Planning and Transportation Service providing details of the decision of the Secretary of State for Transport, Local Government and the Regions in respect of the appeal against the Council's refusal of planning permission.

The Inspector dismissed the appeal on the grounds that the proposal would introduce a larger building into the locality than there was at present and have a bigger footprint than the granted planning permission for six flats. He also concluded the building would be significantly out of keeping with the general set back of the two storey dwellings on Brook Hill and there would be little room in front of the proposal for landscaping.

The Inspector also considered that even though a busy road separated the appeal site from the residents opposite, there would be a degree of privacy loss due to the spacing distance between principle elevations being only 15 metres.

Resolved:- That the decision be noted.

180. BVP109 - SPEED OF PLANNING DECISIONS - ANNUAL REPORT

Consideration was given to a report, presented by the Head of Planning and Transportation Service, relating to the Services' performance against national and local targets compared with figures for 2002/2003.

It was noted that in all three categories performance had improved over last year, despite a 12% increase in the number of applications received.

Members were referred to figures for the last quarter and March 2004 which were significantly higher than local targets and exceeded national targets. It was also pointed out that the number of applications received in the first quarter of 2004 was 24% higher than the same quarter in 2003.

Statistics relating to BVPI 109: Speed of Planning Decision were set out in a table within the report, together with data on the number of applications received.

Resolved:- (1) That the performance be noted.

181. MINUTES OF A MEETING OF THE PARISH COUNCIL LIAISON COMMITTEE HELD ON 22ND APRIL, 2004

The Planning Board considered a report of a meeting held on 22nd April, 2004 to discuss any outstanding concerns regarding planning and

transportation issues in Rotherham.

Reference was made to Minute No.10(d) – Kiveton Park Tip and its description, which should be altered to Kiveton Park Recycling Plant.

Members also requested further information on the legislation for hedgerows – Minute No. 10(g) and asked that this be circulated to all Parish Councils via their own Clerks.

Resolved:- (1) That the contents of the report be noted and the amendment be made to Minute No. 10(d) as above.

(2) That the Head of Planning and Transportation Service provide written legislative advice on hedgerows to all Clerks to Parish Councils for them to share this with their relevant Parish Council Members.

(The Chairman authorised consideration of the following items in order to process the matters referred to.)

182. PUBLIC ENQUIRY APPEAL - OUTLINE APPLICATION FOR THE ERECTION OF A RETAIL FOODSTORE, PETROL FILLING STATION, DRIVE THROUGH RESTAURANT, OFFICES, HEALTH AND FITNESS CENTRE, FAMILY PUB AND ASSOCIATED PARKING/SERVICING PROVISION, AND RETENTION OF EXISTING STORE FOR NON-FOOD RETAIL USE ON LAND OFF BRIDGE STREET/MAIN STREET/DON STREET, ROTHERHAM FOR EVANS OF LEEDS LTD./TESCO STORES LTD. (RB2001/1669)

The Head of Planning and Transportation Service drew specific attention to the forthcoming public enquiry for the above application, which was scheduled to take place on 2nd June, 2004.

A brief summary of the background and reason for the appeal was provided, as it was necessary as part of the appeal process, to have a draft Heads of Terms agreed.

Four areas likely to be included were:-

- Non-food retail and retail proposals.
- Contribution to pedestrian/rail improvements.
- Access via a new pedestrian footbridge.
- Funding hopper bus.

Members were informed that due to the forthcoming Election, the likely changes in membership for the Planning Board and the timing delay of the next meeting, that consideration be given to delegating the task of agreeing Heads of Terms to the Head of Planning and Transportation Service and subject to the concurrence of counsel.

Resolved:- That the Head of Planning and Transportation Service be given delegated authority to agree draft Heads of Terms as part of the public enquiry scheduled for 2nd June, 2004.

183. COUNCILLOR RON PEARSON - RETIREMENT

Members of the Planning Board paid tribute to the services of Councillor Ron Pearson, Chairman of the Planning Board, and wished him a long and happy retirement and all the best wishes for the future.

ROTHERHAM METROPOLITAN BOROUGH COUNCIL

PLANNING REGULATORY BOARD

VISITS OF INSPECTION - Thursday, 24th June, 2004

1. RB2004/0837 - Demolition of existing building, removal of 2 Sycamore trees protected by Tree Preservation Order No.4 (2004) and erection of 6 No. semi-detached three storey dwellinghouses at The Lonsdale Club, The Pieces, North Whiston for Harris Construction (Yorkshire) Ltd.

Agent:- N/A

2. RB2003/2188 - Erection of a detached dwellinghouse with detached garage at land at Anston Hall, Quarry Lane, North Anston for Mr. & Mrs. Sendall.

Agent:- Mike Ogden, "Little Mester", Shireoaks Marina, Shireoaks, Worksop. S81 8NQ

3. RB2004/0276 - Reclamation of site by decontamination and recovery of surface materials & on site minerals and importation of inert fill and levelling of site for future industrial, commercial & amenity use at Roundwood Colliery, Aldwarke Lane Aldwarke for Yorkshire Forward/ Shire Developments Ltd.

Agent:- N/A-

<u>No.</u>	<u>Application</u>	<u>Area</u>	<u>Arrival</u>	<u>Departure</u>
1.	RB2004/0837	Whiston	9.10 a.m.	9.30 a.m.
2.	RB2003/2188	Anston	9.50 a.m.	10.10 a.m.
3.	RB2004/0276	Aldwarke	10.40 a.m.	11.00 a.m.

Return to Town Hall at approximately 11.10 a.m.

SITE VISIT NO. 1 (Approximate time on site - 9.10 a.m.)

RB2004/0837

Demolition of existing building, removal of 2 Sycamore trees protected by Tree Preservation Order No.4 (2004) and erection of 6 No. semi-detached three storey dwellinghouses at The Lonsdale Club, The Pieces, North Whiston for Harris Construction (Yorkshire) Ltd.

RECOMMENDED: GRANTED CONDITIONALLY

Conditions Imposed:

Drainage

01

Details of approved soakaway tests on the site shall be submitted to and approved by the Local Planning Authority and the development shall not be brought into use until such approved details are implemented

02

The site shall be developed with separate systems of drainage for foul and surface water. Details of which shall be submitted and approved in writing by the Local Planning Authority prior to the development being brought into use.

03

Unless approved otherwise in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works

Transportation

04

[PC24] Vehicular areas to be surfaced.

05

[PC26] Mud on road to be prevented.

Landscaping

06

All tree works shall be carried out in accordance with B.S.3998: 1989. The schedule of all tree works shall be approved by the Local Planning Authority before any work commences and no tree work shall commence until the applicant or his contractor has given at least seven days notice of the intended starting date to the Local Planning Authority.

07

Within the first available planting season after the commencement of the development, four semi-mature Silver Birch Trees as per the specification on the attached sheet, shall

be planted on the site in accordance with a scheme to be submitted to and approved by the Local Planning Authority. The scheme shall provide for siting, planting distances, programme of planting and maintenance to establishment. Any of the trees dying, removed or destroyed within five years of planting shall be replaced in a manner to be agreed with the Local Planning Authority

08

[PC44] Boundary details to be submitted prior to the commencement of development

Materials

09

[PC52] No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details

Residential Amenity

10

Before the development is occupied, the windows on the southern elevation of the proposed dwelling adjacent no.17 The Pieces North shall be obscure glazed and retained as such thereafter

11

Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking or re-enacting that Order, no further windows shall be inserted into the southern elevation of the proposed dwelling adjacent no.17 The Pieces North without the prior written approval of the Local Planning Authority

Miscellaneous

12

Land levels shall not be raised above the existing level on site unless agreed otherwise in writing by the Local Planning Authority

Reasons for Conditions

01

To ensure that the land is suitable for ground water to be properly drained

02

In the interest of satisfactory and sustainable drainage

03

To ensure that no surface water discharges take place until proper provision has been made for their disposal.

04

[PR24B] To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity

05

[PR26] In order to ensure the development does not give rise to problems of mud/material deposit on the adjoining public highway in the interests of road safety

06

In the interests of the visual amenities of the area

07

To ensure that there is a well laid out scheme of healthy trees in the interests of the visual amenities of the area

08

[PR44] In the interests of visual amenity

09

[PR52] To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity

10

In the interests of the residential amenity of the adjacent occupiers

11

In the interests of the residential amenity of the adjacent occupiers

12

In the interests of the visual amenity of the area

Notes for RB2004/0837

Background

RB2002/1967 Change of use from social club to restaurant – Granted Conditionally

RB1996/1415 Display of an illuminated fascia sign – Granted

RB1994/1286 Single storey entrance extension and internal alterations/refurbishment – Granted Conditionally

RB1986/0858 Erection of first floor stewards flat & external staircase – Granted

RB1983/1212 Extension to provide games room – Granted Conditionally

RB1983/0442 Display of illuminated projecting sign – Granted Conditionally

RB1980/0864 Extension to concert room & internal staircase – Granted Conditionally

RH1972/0358 Display of pole-mounted illuminated sign – Granted

RH1971/6817 Alterations & extensions to provide committee room, porch canopy – Granted

RH1964/4493 Extension to club & new toilets - Granted

Development Plan Allocation and Policy

The site is allocated for Residential Use, in the adopted Rotherham Unitary Development Plan. Policy T6 “Location and Layout of Development”, Policy ENV3.1 “Development and the Environment” and Planning Policy Guidance Note 3 – “Housing” (2000), are relevant to this proposal.

Site Description

The site of the former Lonsdale Club lies to the south of the A618 that runs through Whiston. The building is flat-roofed and has grown in a piecemeal fashion over the years with extensions such as a stewards flat to the rear, a porch to the front, the addition of a games room and other less intensive alterations. Currently it is in a poor state of repair, with broken windows and patchy render exposing the underlying brickwork. The site is littered with broken glass, cans and old signage that has fallen down.

On the southern boundary there are two mature and one immature Sycamore Trees, the former being protected by RMBC Tree Preservation Order no.4 (2004)

To the east of the site the rear elevation of no.2 The Pieces South can be seen. This is a large, detached two-storey dwelling set back approximately 15 metres from the boundary with the site and has two first floor windows facing the site. It is constructed in red brick and has slate roof tiles. There are a number of mature trees outside the application site, within the grounds this dwelling that help to screen the existing building. The dwelling directly adjacent the site to the south is a two-storey semi detached property constructed in reddish stone and concrete roof tiles. It stands approximately 8.5 metres away from the boundary with the site and lies approximately half a metre lower in land level. There is a brick retaining wall on the boundary. This adjacent dwelling has a central door and secondary window on the side elevation .

Outside the existing building to the west, there are bollards to prevent parking.

There are three dwellings over the road from these on the western side of The Pieces North that face the site. No.62 Pleasley Road is a red brick dwelling with slate roof tiles that has a side elevation facing the site. It lies on a much higher level than the application site No.1 The Pieces North is a bungalow in an elevated position that is approximately the height of an average two-storey dwelling. It is constructed in red brick with stone cladded accents and has red tiles. A 1.3-metre stone boundary wall retains the elevated land. There is a tiny dormer window at the peak of the roofline.

No.1a The Pieces North is a two-storey dwelling constructed in a buff coloured brick and has slate tiles. Again, this dwelling is located in an elevated position and has an approximate 1 metre high retaining brick wall adjacent the highway.

The majority of the dwellings farther south of the site are constructed in slate and a Rotherham Red stone that is predominant in the older areas of Whiston. This stone can also be seen to the north within the Whiston Conservation Area. To the north of the pub car park opposite is the Grade 2 Manorial Barn, Chaff Lane and the Chequers Public House is nearby.*

The land level on the site falls in a southerly direction.

The area in general has good tree coverage. There are many mature trees within the Sitwell Arms carpark over the A618 from the site and indeed looking up Pleasley Road in a westerly direction from the site, the highway is lined with trees.

The current building has an approximate height of 9 metres at its tallest point and an approximate area of 0.12 hectares.

Proposal

It is proposed that the existing building on site be demolished and 3 pairs of 3-storey semi-detached dwellings be erected. On the front elevation facing The Pieces North, each of the dwellings is proposed to have an integral garage at ground floor, a balustrade to lounge at first floor and a dormer window in the roofspace in addition to other windows on the first and ground floors.

It is proposed that the rear elevation of each dwelling will have a dormer window in the roof space in addition to other windows on the first and ground floors. Windows are proposed on the side elevations, however these are to bath and shower rooms and will need to be obscure glazed. Off-street car parking bays are proposed in front of each garage.

The roof is proposed to be of a Dutch hip design to minimise the massing of the development, incorporating rooms in the roof space.

The three protected Sycamore Trees will need to be removed as a consequence of the re-development of the site and the planting of 4 semi-mature Silver Birch trees fronting the highway is proposed to mitigate for this.

Publicity

The application was advertised with a site notice and the occupiers of dwellings surrounding the site were consulted by letter. I have not received any letters of objection or 'Right to Speak' requests.

Consultations

Transportation Unit – No objections subject to conditions recommended

Trees and Woodlands Officer – No objections subject to conditions recommended

Yorkshire Water – No response

Appraisal

Following pre-application discussions with the Developer, the scheme has been amended from a single block of 6 no. 3-storey townhouses into 3 pairs of semi-detached dwellings, which are vernacular to the local area that comprises of detached and semi-detached dwellings. I now consider that this proposal, in scale and design, has less overall detrimental impact on the street scene and accords with U.D.P Policy ENV3.1 "Development and the Environment", whereby development is required to make a positive contribution to the environment by achieving an appropriate standard of design having regard to the relationship to the locality.

Whilst the proposed development is close to Pleasley Road and sits approximately 2 metres from the northern boundary of the site, I am of the opinion that the side elevation of approximately 10 metres in height to the ridge will not have a significant negative impact upon the visual amenity of the street-scene as the current stone boundary wall separates the site from the adjacent public highway. When viewed easterly, down Pleasley Road, dense shrubbery from No.2 The Pieces South hangs over the footway giving the impression of a great massing.

There are a multitude of building styles and materials in the immediate locality, so I consider that the sensitive use of materials is of great importance in this prominent location. I believe that the predominant natural material in the area is a red natural stone and have recommended that samples of the construction materials are submitted for approval prior to the commencement of any works. Again, this will ensure that the development accords with U.D.P Policy ENV3.1 "Development and the Environment"

which requires development to make a positive contribution to the environment by achieving an appropriate standard of design having regard to materials.

The proposal site is located on a public transport corridor, within easy reach of a nearby bus stop. This complies with the sustainable practices of U.D.P Policy T6 "Location and Layout of Development" that requires the location of new development to be located in close proximity to public transport.

I am of the opinion that there will not be any significant loss to existing levels of residential amenity as a consequence of this development. The western elevations of the proposed dwellings fronting The Pieces North have a spacing distance of approximately 23 metres between the principle elevations of the development and the dwellings on the other side of the highway. I consider that this is sufficient to prevent any issues of privacy loss. The spacing distance between the rear principle elevations of the development proposal and that of the dwelling located at No. 2 The Pieces South, to the east of the site is approximately 24 metres, again in my opinion, allowing adequate distance to prevent any privacy loss. Amenity is enhanced with the dense mature shrubbery and trees within the garden of No.2. It is recommended that the windows on the side elevation of the proposal facing No.17 The Pieces North are obscure glazed and further windows prevented from being inserted, thus minimising any future residential amenity loss.

The premature loss of the Sycamore Trees is necessary in order to prevent future structural problems to the adjacent proposed dwelling. Pre-application consultations with the Developer have negotiated the planting of 4 semi-mature Silver Birch Trees to the front of each dwelling adjacent to the highway. It is hoped that this will mitigate the loss of greenery in the immediate locality and reproduce a partial effect of the tree-lined Pleasley Road.

This is a high-density scheme achieving 50 dwellings per hectare, which accords with the higher national recommendations set out in PPG3.

I consider that this proposal represents a sustainable residential development on a site falling into dereliction with a building that contributes little to the adjacent Conservation Area or the wider historic village of Whiston. It is therefore recommended that this application be granted conditionally.

SITE VISIT NO. 2 (Approximate time on site - 9.50 a.m.)

RB2003/2188

Erection of a detached dwellinghouse with detached garage at land at Anston Hall, Quarry Lane, North Anston for M.r & Mrs. Sendall.

RECOMMENDED: GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC19*] The vehicular access drive shall not exceed a gradient of 5% for a distance of 2.5m (1 in 20) measured from the highway boundary and 10% (1 in 10) thereafter.

02

[PC24] Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.

03

[PC44*] No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is occupied.

04

The dwelling, garages and parapet walling shall be constructed in natural stone and prior to the commencement of development, a 1 metre square sample of stone work with appropriate mortar shall be erected at the site for prior approval by the Local Planning Authority. The panel shall remain on site for the duration of the development.

05

[PC91*] The development shall only take place in accordance with the submitted details and specifications shown on the plans received 14th April 2004.

06

[PC38] Within the first available planting season after the commencement of the development, trees and/or shrubs shall be planted on the site in accordance with a scheme to be submitted to, and approved by, the Local Planning Authority. Such scheme to provide for species, siting, planting distances, programme of planting and maintenance to establishment and any plants dying, removed or destroyed within five years of planting shall be replaced in a manner to be agreed with the Local Planning Authority.

07

[PC40] No work or storage on the site shall commence until all the trees/shrubs to be retained have been protected by the erection of a strong durable 1.50 metre high barrier fence in accordance with B.S.5837. This shall be positioned in accordance with details to be submitted to and approved by the Local Planning Authority. The protective fencing shall be properly maintained and shall not be removed without the written approval of the Local Planning Authority until the development is completed. There shall be no alterations in ground levels, fires, use of plant, storage, mixing or stockpiling of materials within the fenced areas.

08

[PC37] No tree shall be cut down, uprooted or destroyed nor shall any tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any pruning works approved shall be carried out in accordance with British Standard 3998 (Tree Work).

If any tree is removed, uprooted or destroyed or dies, another tree shall be planted in the immediate area and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

09

Details of the design, materials and specifications of all windows, external doors, railings, vehicular surfacing and garage doors shall be submitted to and approved by the Local Planning Authority before the development is commenced. The development shall be carried out in accordance with the approved details.

10

Before the commencement of development a bat survey shall be carried out and submitted to and approved by the Local Planning Authority. The survey shall include details of any measures necessary to accommodate any protected species and any approved measures shall thereafter be implemented before the development is brought into use.

11

Notwithstanding the provisions of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995, no further alterations, including walls, fences and other means of enclosure and the conversion of the garages hereby approved, shall be made to the external appearance of the dwelling, neither shall any extensions or other new buildings be erected within the curtilages of the dwellings without the prior written approval of the Local Planning Authority.

Reasons for Conditions:

01

[PR19] In the interests of road safety.

02

[PR24B] To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.

03

[PR44] In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

04

[PR52] To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

05

[PR91] To ensure the development is carried out in accordance with the approved plans.

06

[PR38] To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

07

[PR40] To ensure the trees/shrubs are protected during the construction of the development in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

08

[PR37] In the interests of the visual amenities of the area and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

09

In the interests of visual amenity in accordance with Policy ENV 2.11 - Development and the Environment.

10

In order to protect the habitats of any protected species on the site in accordance with Policy ENV2 - Conserving the Environment.

11

In the interests of the setting of the adjacent Anston Hall and the character and appearance of the North Anston Conservation Area in accordance with Policy ENV 2.11 - Development in Conservation Areas.

Notes for RB/2003/2188

Background

*RB1989/0987 Erection of two dwellinghouses & garages
at land adjacent Anston Hall Quarry Lane North Anston
REFUSED 04/09/89
APPEAL SUBMITTED 31/10/89 DISMISSED 24/01/90*

*RB1989/1892 Erection of a detached dwelling
at land adjacent Anston Hall Quarry Lane North Anston
REFUSED 07/03/90*

There were several reasons for these refusals which were:

- 1. The impact upon the setting of Anston Hall, which is a visually important building in the North Anston Conservation Area*
- 2. two dwellings were considered to be an over-development of the site,*
- 3. development would result in the loss of at least one mature tree,*
- 4. site forms part of the land available to the residents of Anston Hall for shared garden purposes resulting in a loss of amenity to these residents,*
- 5. vehicular access to Anston Hall suffers from severely restricted width and visibility provision due to the narrow stone gateway and adjacent walls.*
- 6. Any proposal to widen the access by widening the gateway would be impractical and detrimental to the significant feature in the Conservation Area*
- 7. The proposal was also considered to set a precedent and lead to further demand for additional house plots on adjacent garden areas which the cumulative effect would be to destroy the character of the Conservation Area.*

A further two applications were also submitted and subsequently refused although these did have a different site area to this current application and proposed vehicular access was derived to be off Hillside (RB 1987/0857 and RB 1990/0517).

Development Plan Allocation and Policy

Allocation:

The site is allocated within a residential in the Rotherham Unitary Development Plan, which was adopted in June 1999. The application site is within the boundaries of the North Anston Conservation Area and several trees are protected by Tree Preservation Orders.

Policies:

ENV 3.1 Development and the Environment asserts that development will be required to make a positive contribution to the environment by achieving an appropriate standard of design.

ENV2.11 Development in Conservation Areas states that developments will only be permitted where they do not adversely affect the architectural or historic character or visual amenity of the Conservation Area.

*SPG Housing Guidance 2: Back Land and Tandem development
SPG Environmental Guidance 3: Development in Conservation Areas*

Site Description

Anston Hall is sited on high ground overlooking the valley to the south along which is the A57 trunk road which separates North and South Anston. There is an open area facing the front elevation of the Hall which allows long distance views of the Hall from the A57 and beyond. The Hall is not Listed but it is imposing and an important building within the Conservation Area.

The application site consists of an area of lawned garden in front of the primary elevation of Anston Hall and an area of uncultivated, overgrown garden located at a lower level which is to the south west of Anston Hall. There are two existing detached bungalows within the grounds of the Hall, The Court and Oaklands which are post-war and of a modern design. To the north-east of the site is `The Orchards` accessed separately from Quarry Lane, whilst to the south are residential properties off `Hillside` and Lodge Farm Close and to the east is `Oaklands`.

To the front of Anston Hall is a large Sycamore tree, whilst the tree is not protected by way of a Tree Preservation Order, it benefits from protection by being in the Conservation Area.

Proposal

It is proposed to erect a detached dwelling with a detached triple garage. Vehicle access is gained from the existing access off Quarry Lane and would be shared with the existing dwellings within the Hall and the two bungalows. The access drive would

run down the slope in front of Anston Hall to the triple garage and house, which would all set be set into the slope.

Amended plans have been submitted which significantly reduce the height and massing of the dwelling. In addition, a scoping evaluation has also been submitted with the amended plans to address environmental (ecological) issues associated with the development.

The proposal has been designed so that the dwelling's main outlook is to the southwest. The dwelling would be sited 14 metres from the boundary with 'The Orchard's and some 31.5 metres to the existing dwelling itself. Similarly, there is a 25 metre distance between the proposed dwelling and the rear boundary with No.11 Lodge Farm and some 45 metres to the actual dwelling. Furthermore, 'The Stones' rear boundary is some 30 metres with the dwelling itself some 46.5 metres from the proposed dwelling. Moreover, 'Oakland's' is sited between 28 and 33 metres from the proposed dwelling whilst 'The Court' is some 45 metres away.

Publicity

The application has been advertised and re-advertised following the submission of amended plans, both on site, in the press, and by individual letters which were sent to adjacent neighbouring properties.

Twelve letters of objection have been received along with two petitions with 49 signatures and 23 signatures in response to the original plans. These neighbours and objectors were also informed of the receipt of amended plans however at the time of writing, no objections have been received. Following the re-advertisement of amended scheme, two letters have been received stating they have no objections.

The original objections are summarised as follows:

- Anston Hall is a historically important building set within the Conservation Area. It is the only part of old Anston that has not been destroyed. The development is considered to be detrimental to the setting of the Hall*
- Would lead to loss of wildlife and birds and affect trees at the site. In addition, the site is of the same carniferous limestone as Anston Stones and so potentially yields the same plants.*
- Building the garage in such close proximity to the roots will affect the Sycamore tree*
- Proposal would set a precedent and lead to possible demands for more housing plots which would visually affect the character of the area*
- Vehicular access is restricted by a narrow stone gateway and walls. The access is very narrow and further development would lead to an increase in the number of vehicles using this access.*
- The new doctors surgery to be built off Quarry Lane would add to the vehicular problems*
- Reasons for refusal in 1989 have not changed*
- Views from the A57 would be affected*
- Design is not in keeping with Anston Hall, would detract from the Hall*
- Residents of the Hall have a legal right of access to the grounds of Anston Hall*
- The garage which will be sunken into the ground will presumably require some kind of blasting*

- *Concern over proximity to 11 Lodge Farm as application site at higher level considered to be overbearing*

A statement in support has been submitted with the application by the applicant's agent which discusses and explains the site, its background and considerations in terms of the design of the proposed house.

Three of the objectors to the original scheme have requested a right to speak at the meeting in addition to the applicant and a supporter.

Consultations

Transportation Unit: no objections subject to two highway conditions relating to surface of drive and the gradient of the drive.

Coal Authority: All ground movement from past workings should have now ceased and is not within likely zone of future workings.

English Heritage: Has raised no comment on the proposal and recommend deferral to the scrutiny of the Councils Conservation staff.

Council for the Protection of Rural England: Objected to original scheme on the grounds of its design and the impact upon wildlife. No response received at the time of writing to the amended scheme.

Biological Records Officer: Suggested that a environmental assessment was made of the application site and submitted. Upon the submission of this document, he has concluded that the only area of concern is the quarry area identified as a bat roost. Given this is probably outside the application boundary warning steps should be taken to protect the area during site work. Otherwise, no objections.

Countryside Planning Assistant: "Bats are likely to occur in the vicinity of this development. Thus any trees that might provide a roost site affected by this development should to be checked by a licensed bat worker."

Conservation Officer: "The amended scheme attempts to retain the openness of the current space and respect the setting of the important Anston Hall. The key impact of the new dwelling will be the parapet, boundary wall, and surfacing given that the front elevation will be largely shielded by vegetation. The footprint of the new house is comparable with other dwellings on the site and this does not appear to detract from the Conservation Area. The key will be to retain the open and green character of the site. The use of ashlar stone will be crucial in order to give the dwelling a clean and simple appearance which does not challenge the dominance of the hall. If approved, conditions should be set to cover:

- *approval of all external materials*
- *large scale details of windows and doors (1:20) showing means of opening and materials.*
- *large scale detail of railings to exterior steps to show design and material*
- *proposed boundary treatment and surfacing.*

Subject to being able to deal with the above as conditions, and ensure the character of the area is retained, this scheme should preserve the character and appearance of the Conservation Area.”

Streetpride (Trees and Woodland Section): “The site contains many trees and shrubs positioned approximately as indicated on the submitted details. Collectively they help contribute to overall amenity within the local Conservation Area and the retention of those in reasonable to good condition with reasonable to good future prospects is desirable.

As the proposals stand approximately 15 low amenity trees and shrubs together with a mature Elm will need to be removed to accommodate the development. Their removal will result in a partial reduction of amenity. However, this may be accepted provided the remaining mature trees positioned towards the site boundaries are retained. In addition at this stage it appears there may be opportunities to plant replacement trees as part of a detailed landscape scheme for the site.

The future prospects of the Sycamore to the front of Anston Hall appear to be at risk due to the lack of space between it and the detached garage. However, hopefully more space can be provided to help safeguard its future prospects throughout any development. To achieve this the recommended distance between it and fencing in accordance with the standard planning conditions is 8 metres. Therefore, the garage should be sited further away from this tree to allow adequate space between the protective fence and the garage to allow construction. (The applicant has since submitted revised details showing the proposal garage moved approximately 8 metres from the tree).

The future prospects of the trees indicated for retention will need to be safeguarded throughout any development by fencing in accordance with the standard planning conditions.

North Anston Parish Council: resolved to object to the original proposal but no response has been received in terms of the amended scheme.

Anston Conservation Society objected to the original design as they felt it would be out of scale with the Hall and would look out of place. However, they were not totally against the idea of building on this site.

Appraisal

In considering this proposal, I have principally had regard to the proposals impact upon the setting of Anston Hall and the North Anston Conservation Area, along with the concerns raised by local residents.

The new dwelling is a large, detached dwelling of unusual design, built into the natural contours of the ground such that it would not been visible, except the parapet wall from Anston Hall. This is considered to retain the open and green character of the site and the longer distance views of Anston Hall from the south. Therefore, the amended scheme is not considered to detract from the setting of Anston Hall or from the character and appearance of the North Anston Conservation Area.

Concern was raised over the impact the development would have upon ecological interests at the site. However, following the submission of a scoping evaluation and the comments received from the Countryside Officer and the Biological Records Officer, it is considered that conditions preventing the disturbance of bats, will satisfy these concerns.

With reference to the trees, the applicant has submitted amended plans which site the proposed garage further away from the large Sycamore tree which has a high amenity value, in accordance with advice from the Trees and Woodland Section. This would provide adequate space to safeguard this specimens future prospects. With reference to the loss of a total of 15 trees, which are considered to have a low amenity value and a mature elm tree as a result of the development, this is considered to be acceptable given their low amenity value and that replacement planting will be carried out as a condition of any permission.

With regard to the concerns raised by local residents, I am satisfied that, given the considerable distances between the siting of the proposed dwelling and existing dwellings, the proposal does not create any overlooking into neighbouring dwellings garden areas. Consequently, the proposed dwelling is not considered to cause any significant loss of amenity to neighbouring dwellings by the virtue of its design.

In connection to the suitability of the vehicular access to serve an additional dwelling, no objections have been raised by the Transportation Unit and proposals to widen the existing stone wall entrance, which were referred to in the previous reasons for refusal, have not been proposed within this scheme.

In relation to local residents concerns regarding the proposal setting a precedent, each application must be determined on its own merits and therefore this is not sufficient grounds for refusal.

In addition, it has been pointed out that the reasons for refusal have not changed since the earlier applications. However, the proposed scheme has addressed many of the reasons for refusal in the past as set out above. More notably, the proposal by the virtue of its design, is not considered to have any impact upon the setting of the Hall or the Conservation Area. The proposal is for one dwelling and is not considered to be an over development of the site. Furthermore, this proposal would result in the loss of only one mature tree which is not considered to have a high amenity value and replacement planting would be enforced by the way of conditions.

In conclusion, the proposal is not considered to affect the character and appearance of the Conservation Area, the setting of Anston Hall, result in a significant loss of trees, have a detrimental impact upon ecological interests at the site nor have a detrimental impact upon the residential amenity of neighbouring dwellings. Therefore, I would recommend that the proposal be granted permission.

SITE VISIT NO. 3 (Approximate time on site - 10.40 a.m.)

RB2004/0276

Reclamation of site by decontamination and recovery of surface materials & on site minerals and importation of inert fill and levelling of site for future industrial, commercial & amenity use at Roundwood Colliery, Aldwarke Lane Aldwarke for Yorkshire Forward/Shire Developments Ltd.

RECOMMENDED: GRANTED CONDITIONALLY

Conditions Imposed:

01

[MC01*] The permission hereby granted shall refer to the area of land bounded by the red line on the approved plan Roundwood Boundary Plan 1 and shall have a maximum duration of four years from the date of this decision, excluding the duration of aftercare as set out in the conditions below. At the end of that period (unless further permission be granted by the Minerals Planning Authority prior to the end of that period) all mineral extraction and importation of inert fill shall have ceased.

02

[MC02*] The permission hereby granted shall relate to the area shown outlined in red on the approved plan Roundwood Boundary Plan 1 and the development shall only take place in accordance with the submitted details and specifications as shown on the approved plans RD23, RD24, RD25 and RD26 and as described in the accompanying written statement dated February 2004 except as shall be otherwise agreed in writing by the Minerals Planning Authority.

03

[MC05*] A minimum of 7 days notice, in writing, shall be given to the Minerals Planning Authority before the development is commenced.

Access and Highways

04

[MC15] Effective steps shall be taken by the operator to prevent the deposition of mud, dust and other materials on the adjoining public highway caused by vehicles visiting and leaving the site. Any accidental deposition of dust, slurry, mud or any other material from the site, on the public highway shall be removed immediately by the developer.

05

[MC16] The operator shall install and thereafter utilise as appropriate, wheel washing facilities on the site for the duration of the operation. Prior to its installation on site, full details of its specification and siting shall be first agreed with the Minerals Planning Authority.

06

[MC18] All vehicles entering the site importing waste materials or leaving the site with mineral materials shall be securely and effectively sheeted.

Working Hours

07

[MC31*] Except in case of emergency, no operations shall take place on site other than between the hours of 0700 to 1900 Monday to Friday and between 0700 to 1300 on Saturdays. There shall be no working on Sundays or Public Holidays. At times when

operations are not permitted work shall be limited to maintenance and servicing of plant or other work of an essential or emergency nature. The Minerals Planning Authority shall be notified at the earliest opportunity of the occurrence of any such emergency and a schedule of essential work shall be provided.

08

[MC32*] Heavy goods vehicles shall only enter or leave the site between the hours of 0700 to 1900 on weekdays and 0700 to 1300 Saturdays and no such movements shall take place on or off the site on Sundays or Public Holidays (this excludes the movement of private vehicles for personal transport).

Blasting

09

[MC34] There shall be no blasting on site in furtherance of this permission unless otherwise agreed in writing by the Minerals Planning Authority.

Dust

10

At all times during the carrying out of operations authorised or required under this permission, best practicable means shall be employed to minimise dust. Such measures shall include water bowsers sprayers weather mobile or fixed or similar equipment, upward pointing exhausts, wind fencing, landscaping bunds, stockpile dampening, aerodynamic shaping of stockpiles to prevent dust lift off, regulating the speed of vehicles, hard covering of roadways and other step as appropriate. At such times when due to site conditions and weather conditions, the prevention of dust nuisance by these means is impracticable then the winning of surface materials, mining of minerals, movements of material and/or tipping of material shall be temporarily curtailed until such times as the site/weather conditions improves so as to permit a resumption of these operations.

Noise

11

[MC47] All machinery and vehicles employed on the site shall be fitted with effective silencers of a type appropriate to their specification and at all times the noise emitted by vehicles, plant, machinery or otherwise arising from on-site activities, shall be minimised in

accordance with the guidance provided in British Standard 5228 (1984) Code of Practice; 'Noise Control on Construction and Open Sites', and Minerals Planning Guidance Note 11 (1993) 'The Control of Noise at Surface Mineral Workings'.

12

All vehicles reversing warning systems and/or alarms shall be operated in accordance with specifications agreed in writing with the Mineral Planning Authority prior to the commencement of any site operations. At all times best practicable means shall be employed to prevent and counteract the effects to the occupiers of the nearest residential dwellings of audible warning alarms. No alarms shall exceed the ambient noise level in the working location by more than 5dB(A).

Prevention of Pollution

13

[MC51]

Suitable precautions shall be taken by the developer to prevent pollution of any adjoining watercourses or the underlying strata arising from operations on site. Any fixed fuel and oil supply tanks must be surrounded by bund walls of sufficient height so as to contain at least 110% of the storage capacity of the tanks and any associated pipework in the event of a spillage. The floors and walls of the bund must be impervious to water and oil

14

[MC52] Suitable precautions shall be employed by the developer to prevent pollution of adjacent watercourses and the underlying strata arising from leachate generation from the site. Such methods shall incorporate best practicable means to contain, manage and control leachate.

15

[MC53] Water entering onto or arising within the site shall not be discharged to a drain, sewer, culvert or watercourse unless it has first been sieved and cleared of suspended materials. Residual solids and sludges shall be prevented from entering any drain, sewer, culvert or watercourse.

16

[MC55] All ditches, streams, watercourses or culverts passing through or adjacent to the permitted site shall be protected and no works shall impair the flow nor render less effective the drainage onto or from adjoining land.

17

[MC56] Effective measures shall be employed by the developer to ensure the surface and sub-surface drainage of the tipped/regraded areas as operations proceed and on completion of the final landform so as to avoid any instability arising within the site, surface ponding, or problems of flooding on adjoining land. Drainage/off-site drainage of the final landform shall be installed in accordance with details which shall have received the prior written approval of the Minerals Planning Authority.

Protection of existing vegetation

18

Prior to the commencement of development, a plan indicating the areas of vegetation on the periphery of the site to be retained shall be submitted to and approved by the Mineral Planning Authority. Then for the duration of the development hereby permitted, appropriate steps shall be taken to protect all existing trees and/or hedgerows on the site which are outside the approved operational areas from wilful damage or destruction and no trees and/or hedgerows shall be lopped, topped or felled without the prior written approval of the Minerals Planning Authority. Any trees and/or hedgerows removed without such approval or dying or being severely damaged or becoming seriously diseased before the end of that period shall be replaced with trees/plants of such size and species as may be agreed with the Minerals Planning Authority.

19

Prior to commencement of operations, a bird survey shall be completed during the appropriate monitoring period. A report providing details of the findings and a scheme of mitigation to reduce any negative impact of the proposed development, shall be submitted to and approved by the Mineral Planning Authority. Any necessary clearance of woody and tall herb vegetation on the site shall only be carried out outside the bird breeding season (March – July inclusive) such that protection is afforded to breeding birds given protection under the Wildlife and Countryside Act 1981.

Waste importation/landraising

20

[MC70] The types of material to be tipped on site in furtherance of this permission shall be restricted to demolition and other solid, dry and inert wastes consistent with the engineering requirements of the site.

21

[MC71] There shall be no processing or recovery for export/sale of material tipped on the site in furtherance of this permission.

Finished Surfaces

22

Grading to an even surface shall be achieved progressively across the site in accordance with the submitted details and within the timescales referred to at condition 1 above. All batters, side slopes and finished surface of the site shall be cleared of any residual items of debris, metal, wire and large items of rubble and such material shall be disposed of in an appropriate manner off site or buried at depth within the site.

23

[MC82] No plant, machinery, buildings, installations or other temporary works introduced in furtherance of the development hereby permitted shall remain on the site after the completion of restoration works, otherwise than with the written agreement of the Minerals Planning Authority.

Landscaping and Aftercare

24

Within the first available planting season after the commencement of the development a programme of planting to reinforce and enhance existing vegetated areas around the edges of the site shall be undertaken in accordance with a landscape scheme, which shall have received prior written approval of the Mineral Planning Authority. The scheme shall provide for tree/shrub species; size of planting materials; planting and positions/distances together with a programme of maintenance and establishment. Plants dying removed or destroyed or severely damaged/ diseased within five years of planting shall be replaced in a manner to be approved by the Mineral Planning Authority.

25

A scheme of proposed restoration for the whole site shall be submitted to the Mineral Planning Authority within twelve months of commencement of operations at the site. The scheme shall include final contours and landform including a detailed design for the pond proposal and its future management and maintenance, details of tree/shrub/hedgerow/grass species, siting, planting distances together with a programme of maintenance, establishment and future management of the site. Any tree/shrub/hedgerow/grasses dying or destroyed within five years of planting shall be replaced in a manner to be approved by the Mineral Planning Authority.

26

[MC50*] In the event of the premature cessation of activities on the site for whatever reason then within six months of such cessation a revised scheme of restoration and aftercare shall be submitted by the developer to the Minerals Planning Authority for approval. Restoration of the site shall thereafter proceed in accordance with the revised scheme and shall be completed within six months from the date of approval of the revised scheme, or such other period as may be agreed in writing by the Minerals Planning Authority.

27

Those parts of the site to be restored suitable for built development and not required immediately shall be treated as follows, except as shall be otherwise agreed in writing by the Mineral Planning Authority. Following final grading, such compacted areas shall be lightly scarified then seeded with an appropriate grass seed mixture as shall be agreed in advance with the Mineral Planning Authority. Such works shall be repeated until a green sward is established as shall be agreed with the Mineral Planning Authority. All such areas shall be free of large items of debris, rubble, metal or wire and treated as necessary to prevent infestation of weeds pending development of the land.

Monitoring Complaints

28

[MC91] The developer shall appoint an engineer or similarly qualified person to be responsible for investigating complaints regarding operations on site immediately such

complaints are notified to him and shall inform the Minerals Planning Authority of such appointment and the arrangements to be employed. A log of complaints shall be kept and made available to the Minerals Planning Authority on request.

29

[MC07] A copy of the approved schemes of working/restoration/aftercare and a copy of this planning permission shall be displayed at the site office at all times for the reference of operators and contractors working on the site.

Reasons for Conditions:

01

[MR01] To limit the extent and duration of the permission in the interests of amenity and to permit the land to be restored/redeveloped in accordance with Policies MIN 6; MIN 6.1 and MIN 6.2 of the adopted Unitary Development Plan.

02

[MR02] To limit the extent of the permission and ensure that the development is carried out in a reasonable manner in the interests of local amenity and the intended afteruse of the land in accordance with Policy MIN 6 of the adopted Unitary Development Plan.

03

[MR05] To enable the Mineral Planning Authority to monitor the development in the interests of local amenity, in accordance with Policy MIN 6.1 of the adopted Unitary Development Plan.

04

[MR15] In order to ensure that the development does not give rise to problems of mud/dust on the adjoining public highway in the interests of general highway safety/amenity, to give effect to the requirement of Policy MIN 6 of the adopted Unitary Development Plan.

05

[MR16] In order to ensure that the development does not give rise to problems of mud/dust on the adjoining public highway in the interests of general highway safety/amenity, to give effect to the requirement of Policy MIN 6 of the adopted Unitary Development Plan.

06

[MR18} In order to ensure that the development dose not give rise to problems of mud/dust on the adjoining public highway in the interest of general highway safety/amenity.

07

[MR31] In the interests of local amenity, to give effect to the requirement of Policy MIN 6 of the adopted Unitary Development Plan.

08

[MR32] In the interests of local amenity, to give effect to the requirement of Policy MIN 6 of the adopted Unitary Development Plan.

09

[MR34] To ensure that the development is carried out in an orderly manner with minimal disturbance to the locality and in the interests of local amenity, to give effect to the requirement of Policy MIN 6.1 of the adopted Unitary Development Plan.

10

[MR47] In the interests of local amenity, to give effect to the requirement of Policy MIN 6.1 of the adopted Unitary Development Plan.

11

[MR47] In the interests of local amenity, to give effect to the requirement of Policy MIN 6.1 of the adopted Unitary Development Plan.

12

[MR47] In the interests of local amenity, to give effect to the requirement of Policy MIN 6.1 of the adopted Unitary Development Plan.

13

[MR51] To ensure that the development does not give rise to problems of pollution to underground strata or adjoining watercourses, to give effect to the requirement of Policy MIN 6.1 of the adopted Unitary Development Plan.

14

[MR52] To ensure that the development does not give rise to problems of pollution to underground strata or adjoining watercourses, to give effect to the requirement of Policy MIN 6.1 of the adopted Unitary Development Plan.

15

[MR53] To ensure that the development does not give rise to problems of pollution to underground strata or adjoining watercourses, to give effect to the requirement of Policy MIN 6.1 of the adopted Unitary Development Plan.

16

[MR55] To ensure that the development does not give rise to drainage problems, to give effect to the requirement of Policy MIN 6 of the adopted Unitary Development Plan.

17

[MR56] To ensure that the development does not give rise to drainage problems, to give effect to the requirement of Policy MIN 6 of the adopted Unitary Development Plan.

18

[MR73] In the interests of the visual amenities of the area and to ensure that all trees/shrubs not affected by the development are protected and retained in a healthy and safe condition, in accordance with Policies ENV 3.2 and MIN 6 of the adopted Unitary Development Plan.

19

In order to avoid disturbance of breeding birds in compliance with the Wildlife and Countryside Act 1981.

20

[MR70] To enable the envisaged afteruse of the site for development purposes to be realised and to prevent underground and surface water pollution, to give effect to the requirement of Policy MIN 6 of the adopted Unitary Development Plan.

21

[MR71] In the interests of local amenity and to promote the early restoration of the site in accordance with Policy MIN 6 of the adopted Unitary Development Plan.

22

[MR82] To ensure the satisfactory restoration of the site, in accordance with Policy MIN 6 of the adopted Unitary Development Plan.

23

[MR82] To ensure the satisfactory restoration of the site, in accordance with Policy MIN 6 of the adopted Unitary Development Plan.

24

[MR82] To ensure the satisfactory restoration of the site, in accordance with Policy MIN 6 of the adopted Unitary Development Plan.

25

[MR83] To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity, in accordance with Policy MIN 6 of the adopted Unitary Development Plan.

26

[MR50] To ensure that in the event of premature cessation of activities the land may still be satisfactorily restored to beneficial use, in accordance with Policies MIN 6 and MIN 6.1 of the adopted Unitary Development Plan.

27

[MR82] To ensure the satisfactory restoration of the site, in accordance with Policy MIN 6 of the adopted Unitary Development Plan.

28

[MR91] In the interests of local amenity, and to give effect to Policy MIN 6.1 of the adopted Unitary Development Plan.

29

[MR07] For the avoidance of doubt, and to give effect to the requirement of Policy MIN 6 of the adopted Unitary Development Plan.

Notes for RB2004/276

Background

This application relates to a proposal by Shires Developments and Yorkshire Forward to reclaim the former Roundwood Colliery site to a form suitable for future development purposes by the excavation and removal of minerals, removal of contamination and importation of construction fill and compaction of all disturbed ground. The site is located on the former colliery site at Aldwarke Lane, Aldwarke. Coaling officially stopped at Roundwood Mine in 1966.

A screening opinion was provided by the Council, stating that the scheme proposed would not need an Environmental Impact Assessment, as defined in the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. Nevertheless there are important ecological, environmental and other issues, on this site which the Council will require to be fully evaluated and as such the applicant was requested to submit supporting information.

UDP Allocation and Policies

The site is within an area of Industrial and Business Use as allocated in the UDP, the land immediately adjacent to the north east is an Area of Known Interest Outside Protected Site, within the Green Belt.

Policies, ENV3.2 (Minimising Impact of Development), ENV3.7 (Control of Pollution) ENV4 (Environmental Improvement), ENV4.2 (Reclamation of Sites), ENV4.4 (Contaminated Land) MIN1 (Minerals Strategy) MIN3.2 (Opencasting Proposals) MIN5 (Criteria for Assessment of Mineral Extraction Proposals) MIN6 (Methods and Control of Working) MIN6.1 (Planning Conditions) MIN6.2 (Time Limits) MIN 7 (Recycling) MIN 7.1 (Waste Tips and Embankments) MIN7.2 (Limitations of Reworking) MIN 7.3 (Control of Reworking Operations), MIN 8 (Extraction of Minerals in Advance of Development to Avoid Sterilisation) WM1 (Waste Management Strategy) WM1.1 (Land Reclamation Schemes) WM1.2 (Assessment of Waste Management Proposals), WM1.3 (Waste Management Site Control WM1.8 (Operational Landfill Requirements) of the adopted Rotherham Unitary Development Plan are therefore the relevant policies to address the proposed development against.

Site Description

The application covers an area of approximately 5.38ha and is located at the former Roundwood Colliery site, situated to the east of Rawmarsh and north of Rotherham. The site is positioned between the Parkgate and Aldwarke steel works, both of which are in the ownership of Corus and currently operational. Immediately to the north and south of the site are operational railway lines. The land to the north east encompasses two ponds within an Area of Known Interest within the Green Belt. The closest residential property is Roundwood Farm at Ryecroft, which is approximately 400m to the north.

The land within the site is predominately made ground from the colliery spoil, which has been colonised and vegetated by shrubs. The land is elevated between 25m A.O.D (above ordinance datum) and 36m A.O.D. Made ground covers most of the site, at depths of up to 11 metres in the north eastern part of the site. There are three disused mine shafts situated in the south-west corner of the site. The shafts were filled and capped in June 1992, 6 years after the closure of Kilnhurst Colliery, into which the operations at Roundwood Colliery had been absorbed.

Proposal

The planning application is accompanied by a Supporting Statement and comprises a comprehensive and rolling program of decontamination and land reclamation across the site to produce compacted land for future industrial and commercial development, in accordance with the approved development plan and an area of amenity in the north.

Preparatory work to be carried out on site includes site clearance, provision of fencing at the site perimeter, and establishment of temporary offices and canteen facilities.

The recoverable material from made ground consists of coal slurry, clinker ash and red shale which would be worked and any contaminated materials would be removed from the site prior to excavation of in-situ minerals.

Clinker ash would be removed; approximately 2,000 tonnes are expected to be recovered. Red shale would be removed approximately 100,000 tonnes are estimated to be in the tip area, of which approximately 52,000 tonnes would be economically viable to recover. It is not proposed to introduce a coal washing system to the site however any fine coal identified would be recovered and then transported to customers.

The north – east of the site contains lagoon tailings, which have settled into solidified coal slurry. This is to be recovered by backhoe and articulated dump truck, it is expected approximately 20,000 tonnes of coal slurry would be recovered.

The coal on site is to be removed by opencast methods, it is anticipated that 20,000 tonnes of opencast coal could be recovered from the site. The excavation would advance towards the north east of the site, where workings would deepen and the void would widen.

There is potential for fire clays and brick shales to be recovered as part of the open casting operations, where this is commercially viable they would be recovered and sold in tandem with the coal extraction operation.

There will be importation of clean inert material for the purpose of ensuring that there is enough material on site to ensure the ground levels are raised to the proposed level indicated on the final restoration plan.

Proposed operating hours are specified as 0700 to 1900 Monday to Friday and 0700 to 1300 on Saturday with no working on Sundays or Public Holidays.

The program of works anticipates that site would be worked and restored within a three-year period followed by a five-year aftercare scheme.

Publicity

The application has been advertised in the local press and by site notices. No objections have been received as a result of the notification exercise.

Consultations

All appropriate internal and external consultations have been carried out. Responses are summarised below.

Environment Agency

The Environment Agency have no objections to the proposed development, subject to the following:

Planning conditions should be attached which ensure that the local ground water is protected from pollution contamination and dewatering. Conditions to protect the adjacent Thybergh Bridge area, which is identified as a Natural History Site and to protect, restore and replace the natural features of importance within the adjoining watercourse. Conditions should be included to protect the site's biodiversity by ensuring an appropriate bird survey is carried out.

Environmental Health (RMBC)

The Environmental Health Service has requested that specific conditions be attached to mitigate potential noise and dust.

Transportation Unit (RMBC)

A traffic impact assessment has been carried out to assess the impact on the road network of the proposed development, approximately six heavy good vehicle movements an hour would be generated from the proposed development. There are no objections to the proposal provided provisions are made to ensure there is no deposit of mud or dust deposited on highways.

A transportation assessment would be required prior to considering any future development or end use for the site.

Landscaping and Trees (RMBC)

No objections however a recommendation has been made that those areas of existing vegetation around the site perimeter be retained to mitigate the visual impact of the site working. In addition the site should be well screened from the railway with additional substantial tree planting and high quality landscaping, to provide structural and advance landscaped areas where development may fit.

Biological Records

Biological Records have no recorded information for the site and therefore recommend that a wildlife survey be carried out.

Railtrack

No objection in principle but they have requested that an informative be attached to any permission to ensure Railtrack property is not affected by the proposal.

Coal Authority

No objection, but an informative is to be attached to any permission relating to residual mining features.

Health and Safety Executive

No relevant observations to make about the application.

South Yorkshire Mining Advisory Services (SYMAS)

The site lies on mudstones and shale between coal measures of Wathwood and Swinton Pottery Coal Seams. There are no geological faults in the area and the strata dips generally in a north easterly direction at a 1 in 5 slope.

The tip is currently stable from a deep mining and subsidence aspect. It is estimated that approximately 30,000 tonnes of coal and 45,000 tonnes of fireclay may be recoverable from the Wathwood Seam. In addition it is calculated that approximately 17,000 tonnes of red shale gravel and 21,500 tonnes of coal slurry may be present in the north eastern half of the colliery tip.

The concrete capping of the three disused mineshafts situated in the extreme south-west corner of the site should be left undisturbed, or if any adjacent works are necessary permission/advice obtained from the Coal Authority.

Appraisal

Local and National (MPG3: Coal Mining and Colliery Spoil Disposal) mineral policy favours opencasting, which can be carried out in an environmentally acceptable way and where the overall benefits deriving from the scheme (particularly through the clearance of dereliction) outweigh any disturbance to the locality while operations are in progress. The UDP gives high priority to schemes that would bring about the reclamation and improvement of derelict and neglected land (Policy ENV4.2, Reclamation of Sites). The current proposal offers the opportunity to reclaim the colliery site and provide land available for industrial use. These benefits must be

considered in conjunction with any disturbance to local amenity and the proposals put forward to minimise the impact of development (ENV3.2, Minimising Impact of Development).

The application addresses 5.38ha of derelict land resulting from the closure of Roundwood Colliery and Policy MIN3.2 - Opencasting Proposals, recognises that opencasting will be granted where extraction and subsequent restoration will lead to significant environmental benefits, in particular through the clearance of derelict, degraded, despoiled and neglected land. Policy MIN8 – Advance Extraction promotes the removal of viable mineral reserves in advance of surface development where such reserves would otherwise be sterilised and where this can be achieved in an environmentally acceptable way without delaying economic redevelopment.

The main elements of the application are opencasting and restoration. The potentially disruptive elements are minimal because of the relatively remote location in relation to residential areas and the temporary duration of the operation. The scheme would result in the restoration of the site, incorporating land for amenity use and the production of a development platform suitable for commercial or industrial development. The proposed end use is in accordance with the zoning of the UDP.

Further advantages of the scheme are that the site is in a relatively isolated location and the industrial legacy provides the opportunity to recover valuable secondary mineral reserves from the site, which have a ready market whilst creating little risk of local disturbance.

The main concerns raised by the proposal are its impact in terms of noise, dust, visual effect on railway users, protection of ground water from pollution and loss of ecological habitats, and I will address these in turn.

There is some potential impact from noise and dust, however, as advised by RMBC Environmental Health Officer, this could be kept within acceptable levels by the attachment of appropriate planning conditions.

The visual impact is likely only to be on users of the railway, as the site is not visible from residential properties. High quality landscaping could mitigate negative visual impact and a condition would be attached to any permission granted to provide such landscaping.

The main ecological issues raised by the proposal relate to the need to retain and protect the vegetation around the edge of the site and the need to protect the Thrybergh Bridge Natural History Site and surrounding area. The applicant has agreed to retain and protect the peripheral vegetation, and as operations proceed will carry out additional planting to reinforce existing vegetation in order to provide additional screening of views of the site from surrounding areas. Measures would be established to ensure that there would be no adverse impact on local ground and surface water resources. In addition, a condition would be attached to ensure a detailed landscape and restoration scheme would be submitted for approval by the Mineral Planning Authority.

The site is a derelict colliery site, which has, began to regenerate with scrub due to the length of time the site has been inactive. A survey has been carried out to establish the presence or absence of protected species and no key species were found.

The site is to be worked leaving peripheral vegetation and back filled to establish a development platform and an area of landscaping, amenity use, water areas which is considered by the applicant to offset any natural regeneration which may have occurred.

The survey carried out was considered to be at the wrong time of year to establish bird populations on site and I consider that a condition requiring a further survey of birds should be imposed.

The routing of vehicles shall be via Aldwarke Lane, the main road to the south of the site, and the shared steelworks access road to the former Roundwood Colliery. Accessibility of the site by means of the proposed routing would mean that there would be little disturbance to the local communities from HGV movements. Consequently there are not considered to be any significant highways issues to be addressed.

The proposed development would be acceptable in terms of planning policy, and with the attachment of appropriate planning conditions the site could be restored to high environmental standards. Furthermore in my view, the proposal would meet the relevant policies of the UDP.

Summary

In view of the above I am satisfied that, subject to the imposition of appropriate conditions to protect the environment and local amenity, the proposed development would not have an adverse impact while operations were in progress and would conform to the established UDP policies. The site is currently a derelict contaminated piece of land, the scheme before Members would return the land to a productive use, ready to contribute to the continuing economic regeneration of the Borough. In arriving at this recommendation, I have had full regard to the environmental information contained in the submitted supporting statement, and to the consultation responses received. It is therefore recommended that the planning permission be granted subject to the conditions set out above.

**REPORT TO THE PLANNING REGULATORY BOARD TO BE HELD ON THE
24TH JUNE, 2004**

The following applications are submitted for your consideration. It is recommended that decisions under the Town and Country Planning Act 1990 be recorded as indicated.

INDEX PAGE

RB2004/0117 Listed Building Consent for the re-location of Swinton Town Cross, Swinton to Clifton Park Museum Rotherham from its present location at St. Margaret's Church, Church Street, Swinton for Swinton Heritage Group.	
RB2004/0118 Erection of town cross on land at Church Street, Swinton for Swinton Heritage Group.	
RB2004/0380 Single storey rear extension and conservatory to side at 32 Main Street, North Anston for Mr. and Mrs. Haywood.	
RB2004/0452 Erection of a pair of three storey semi-detached dwellinghouses (amendment to RB2003/1080) at land adjacent to 14 Summerfield, Rotherham Town Centre for Ferrie Ltd.	
RB2004/0942 Formation of multi-sports area and children's playground and associated fencing at Green Arbour Recreation Ground, Green Arbour Road, Thurcroft for Thurcroft Parish Council.	
RB2004/0946 Extension to form classrooms (Application under Regulations 3 & 9A of the Town and Country Planning General Regulations 1992) at Sitwell Junior School, Grange Road, Broom for RMBC (Education Culture & Leisure Services).	

RB2004/0117

Listed Building Consent for the re-location of Swinton Town Cross, Swinton to Clifton Park Museum Rotherham from its present location at St. Margaret's Church, Church Street Swinton for Swinton Heritage Group.

RECOMMENDED: GRANTED CONDITIONALLY

Conditions Imposed:

01

Prior to the removal of the cross from its current position, a method statement detailing the removal and repositioning of the cross to Clifton Park Museum shall be submitted to and approved in writing by the Local Planning Authority.

Reasons for Conditions:

01

In the interests of preserving the historic interest of the listed building in accordance with UDP policy ENV 2.5 Listed Buildings.

Notes for RB2003/0117

Background

It was originally proposed to re locate the Listed Swinton Town Cross 'stump' to land at St. Margaret's Church, where it would be restored to a Celtic design. Concerns were expressed by the Council and South Yorkshire Archaeology Society that there was insufficient historic evidence to base the restoration on.

Consequently the application was amended to relate to the current proposal.

UDP Allocation and Policies

Residential and Conservation Area allocation within UDP Policy ENV2.5 Listed Buildings is relevant.

Site Description

The listed cross is currently located 1 metre to the south of the tower of St. Margaret's Church. The remains of the cross consist of an octagonal, weathered stone shaft on top of a two tier stone base.

Proposals

It is proposed to relocate the listed cross to the safety of Clifton Park Museum. .

Publicity

No concerns

Consultations

No concerns

Appraisal

Swinton Town Cross is currently located within the grounds of St. Margaret's Church, and it is proposed to relocate it to the safety of Clifton Park Museum.

Within the museum it will be possible to view the remains of the cross in their original form whilst preserving it for the benefit of future generations.

The proposal is considered acceptable and complies with UDP policies ENV 2.5 relating to Listed Buildings and is recommended for approval.

RB2004/0118

Erection of town cross on land at Church Street, Swinton for Swinton Heritage Group.

RECOMMENDED: GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC52] No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

02

The railings approved, as part of this development shall be painted or coated in a colour to be first agreed in writing with the Local Planning Authority. This shall be carried out within two months of the development being completed

03

[PC17*] Before the development is brought into use the sight lines indicated on the attached plan shall be rendered effective by removing or reducing the height of anything existing on the land between the sight line and the highway which obstructs visibility at any height greater than 900mm above the level of the nearside channel of the adjacent carriageway and the visibility thus provided shall be maintained.

Reasons for Conditions:

01

[PR52] To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

In the interests of the visual amenity of area.

03

[PR17] To provide and maintain adequate visibility in the interests of road safety.

Notes for RB2003/0118

Background

This application originally sought permission for the re location of the Listed Swinton Town Cross 'stump' from its current site at St Margaret's Church to land at Church Street. The proposal included the restoration of the cross to a Celtic design.

The Council and South Yorkshire Archaeology Society had concerns about the proposal and advised that there was insufficient evidence upon which to base restoration. It was considered that a completely new cross, to an original design should be erected on the land at Church Street and that the Listed cross should be relocated to the safety of a museum.

Application RB2003/0117, also on this agenda related to Listed Building consent for the removal of the cross and relocation to Clifton Park Museum.

UDP Allocation and Policies

Residential and Conservation Area allocation within UDP

Site Description

The site is located at the junction of Church Street and St. John's Road and forms part of an area of grassed open space. The site has residential uses to the north and west side, and to the east side is Swinton Church Hall.

Proposals

The application seeks permission for the erection of a new town cross.

Publicity

No concerns

Consultations

No concerns

Appraisal

The application seeks permission for the erection of a new town cross, the design and form of which is uncomplicated, standing 1.7 metres high on a 400 mm high, two tier stone base. The cross is proposed to be set within a 600mm high, 4 metre square bow topped railed area. A raked gravel surfacing will be introduced immediately around the base of the cross.

The site is in an elevated position adjacent to Church Street and accordingly will maintain that the cross is highly visible.

The site is considered to be a suitable location for the cross which will be set within a large expanse of grass.

The proposal is considered acceptable and is recommended for approval.

RB2004/0380

Single storey rear extension and conservatory to side at 32 Main Street, North Anston for Mr. and Mrs. Haywood.

RECOMMENDED: GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC52] No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reasons for Conditions:

01

[PR52] To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

Notes for RB2004/380

Background:

No previous planning applications

UDP Allocation and Policies:

The current UDP allocation of the site is Residential and the site is within a Conservation Area. Policy ENV 2.11 'Development in Conservation Areas' of the Rotherham UDP is applicable and so is Policy ENV 3.1 'Development and the Environment' of the adopted UDP. Supplementary Planning guidance for rear extensions is also applicable in this instance.

Site Description:

The site is currently occupied by a row of two cottages built into the side of a hill. The attached cottage is relatively modern with higher internal room height and whilst its' roof eaves level is the same as the applicant's property, the ground floor level is approx 1.7m lower than ground floor of the applicant's cottage. The gable end of the attached cottage fronts Main Street and the rear elevation of the applicants' property itself faces a dormer cottage.

Proposals:

The applicant has proposed the erection of a single storey rear extension to the property; and is retrospectively applying for a conservatory on the side. The rear extension would be constructed at patio level which is lower than ground floor level, and would project by 4.5 metres from the rear of the house. The extension to the rear would

be constructed in stone and tiles with timber windows, all to match the existing cottage. The extension would provide a larger kitchen for the cottage, and the existing small kitchen would be converted to a utility room.

Publicity:

The application was advertised in the press and on site and neighbours notified. One objection has been received from 42 Main Street concerning the loss of light and the loss of value to their dwelling.

Consultations:

*Highways informed on the 3rd March 2004 – no objections.
Conservation Officer informed on the 4th March 2004 – no objections.*

Appraisal:

The proposed erection of a single storey rear extension to this property is in keeping with the original design of the dwelling and would be constructed in matching materials. The adjoining neighbour has objected about the loss of light issue. Whilst the proposed extension would be approx 1 metre higher than the ground floor of the attached cottage, it is not considered that the impact of the single storey extension proposed on light to the neighbouring property would be significant; particularly bearing in mind it is located to the north of the adjacent property.

The proposed development has no side windows that face the objectors' property, thus privacy is maintained. The issue regarding the loss of value to the objectors' property is not a material consideration

The proposal for the single storey rear extension can be considered to be in compliance with Policy ENV2.11 'Development in Conservation Areas' as the proposed design is sympathetic to the individual character of the cottage and is set back and partially screened from Main Street itself.

Retrospective planning permission is also sought for the conservatory which is built out of wood and is of a design which is in compliance with Supplementary Planning Guidance for single storey side extensions. Whilst within the Conservation Area, the conservatory is on the north side of the cottage, well screened from Main Street and I do not consider, therefore, that it has a significant impact on the appearance of the Conservation Area. In view of the above I recommend that this application be approved.

RB2004/0452

Erection of a pair of three storey semi detached dwellinghouses (amendment to RB2003/1080) at land adjacent to 14 Summerfield, Rotherham Town Centre for Ferrie Ltd.

RECOMMENDED: GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC52] No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

02

Prior to the development hereby approved being occupied, access to the site shall be implemented in accordance with the details shown on the attached plan.

03

Prior to the development hereby approved being occupied, off street parking shall be provided in accordance with the details shown on the attached plan.

04

[PC24] Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.

05

[PC12] Details of the proposed means of disposal of foul and surface water drainage, including details of any off-site work, shall be submitted to and approved by the Local Planning Authority and the development shall not be brought into use until such approved details are implemented.

Reasons for Conditions:

01

[PR52] To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

In the interest of highway safety.

03

In the interests of highway safety.

04

[PR24A] To encourage drivers to make use of the parking spaces and to ensure that the use of the land for this purpose will not give rise to the deposit of mud and other extraneous material on the public highway in the interests of road safety.

05

[PR12] To ensure that the development can be properly drained in accordance with UDP policies ENV3.2 'Minimising the Impact of Development' and ENV3.7 'Control of Pollution'.

Notes for RB2004/452

Background

Various permissions for residential in the past, but most recently:

RB1992/781 Outline for erection of a pair of semi-detached houses or a single detached dwelling house. Granted.

RB2003/1080(FUL) Erection of pair of semi-detached dwelling houses. Granted.

UDP Allocation and Policy

The site is located within an area allocated as Residential in the Rotherham Unitary Development Plan. UDP Policy HG4.3 – Windfall Sites is material.

UDP policy ENV3.1 Development and the environment is also material.

Site Description

The site is that of vacant parcel of land located along Summerfield between two pairs of semi-detached dwellings. Summerfield itself is an unadopted road, but is in reasonable condition.

Across Summerfield, approximately 20m from the proposal, is a pair of semi-detached dwellings. To the rear of the site are semi-detached dwellings along Clifton Lane, approximately 30 m from the proposal.

There are trees of poor amenity value on the boundary to 14 Summerfield.

Proposals.

This application seeks full planning permission to erect a pair of semi-detached dwellings. Accommodation would be provided on three floors, though at approximately ten metres in height the building would only be of two and half storey proportions, as the third floor is to be provided in the extended roof space.

Off street parking for four vehicles to the front of the properties is to be secured by condition.

Publicity

The application has been publicised by way of a notice on site, and near neighbours have been notified in writing.

Former Councillor Furnell has requested the application be determined by Planning Board on behalf of local residents.

Six letters of objection have been received on the following grounds:

- *Only two storey dwellings are suitable*
- *Devaluation of property*
- *Overlooking from windows on third floor*
- *On street parking will cause chaos*

- *Out of character with surrounding housing due to design and height*
- *Overshadowing to houses adjacent and loss of light to houses opposite*
- *3 storey flats were refused on the street*
- *out of character due to housing not facing the road but the gable end*
- *wear and tear on the road*
- *access for emergency services*
- *access/disruption relayed to construction traffic construction*
- *the proposed building is an ugly eye sore*

Four requests to speak at the Board have been received.

Consultation

Transportation Unit – No objection subject to conditions relating to off street parking, vehicle areas to be surfaced, and vehicle access.

Yorkshire Water - No objection

Appraisal

UDP policy HG4.3, in common with PPG3- Housing which post dates it, encourages residential development on brownfield windfall sites, in existing built up residential areas, such as this. The proposal is therefore acceptable in land use terms and accords with this policy.

UDP policy ENV3.1, essentially requires developments to make a positive contribution to the environment by achieving appropriate design having regard to architectural style, relationship to the locality, scale, height, massing, etc.

The proposal would sit a little uncomfortably in this part of the street, given that it would have a gable facing the street and the design of the roof, and its height is different to adjacent dwellings. However, the proposal has to be appraised in terms of any demonstrable harm it would have on the character and appearance of the locality.

It should be noted that, the site is not located within a Conservation Area and as such there is no specific requirement to preserve the areas character and appearance. In terms of the requirements of UDP policy ENV 3.1, although the building would be approximately two metres higher than those existing in the locality, given that it is the proposal's gable that faces the street and it is proposed to have a hipped roof, the scale and massing of the proposal and the width of the street and proximity of neighbouring dwellings, it would not be appreciably detrimental to the character or appearance of the area, such as to warrant a refusal. In terms of the windows on the third floor being out of character, this would be no more so than windows inserted into the roof space of existing dwellings. Finally, in terms of architectural style, the surrounding area is made up of buildings of a variety of styles.

Overall, the proposal is considered to make the positive contribution to the environment of the surrounding area, adding to its existing variety, such that it is considered to accord with UDP policy ENV3.1.

The impact of the proposal on the living conditions of nearby occupiers is a material planning consideration.

In terms of overshadowing the adjacent neighbours, taking into account the proposals scale (two metres higher), massing (form/orientation of roof), and position in relationship to these neighbours, the proposal is considered to be acceptable.

Likewise, the proposals additional height, orientation, and roof design, taking into account its position, is not considered would cast a materially greater shadow than the previously approved dwelling, such that it would have a materially greater impact on the living conditions of the properties facing the site in terms of overshadowing or loss of light. In deed, given that the gable is fronting the street, the area and shape of any shadow would be less.

Furthermore, in terms of over looking of gardens and loss of privacy to living accommodation from the third floor windows, given that the distance between subjects would be at least 20 metres and the potential angles of views involved, it is not considered that the proposals would have any materially greater impact than that of a conventional two storey dwelling.

It is therefore concluded that the proposal would not be detrimental to the living conditions of nearby occupiers.

Adequate parking and access serving the proposal are possible, and whilst these are not shown on the submitted plans, they are to be secured by condition. The proposal is, therefore, considered to be acceptable in terms of highway safety and transportation.

The remaining issues raised by objectors that are material considerations, such as disruption from construction, are not of sufficient weight alone or cumulatively to outweigh the above considerations. Some issues, such as devaluation of property and access for emergency vehicles, are not material planning considerations.

In summary, the proposal is in accordance with the provision of the UDP and in the absence of material considerations that would indicate otherwise, the proposal is considered to be acceptable and is recommended accordingly.

RB2004/0942

Formation of multi-sports area and children's playground and associated fencing at Green Arbour Recreation Ground, Green Arbour Road, Thurcroft for Thurcroft Parish Council.

RECOMMENDED: GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC38] Within the first available planting season after the commencement of the development, trees and/or shrubs shall be planted on the site in accordance with a scheme to be submitted to, and approved by, the Local Planning Authority. Such scheme to provide for species, siting, planting distances, programme of planting and

maintenance to establishment and any plants dying, removed or destroyed within five years of planting shall be replaced in a manner to be agreed with the Local Planning Authority.

02

Before development is commenced details including the position, specification and design of the play equipment within the children's playground and the fencing on the overall site shall be submitted to and approved by the Local Planning Authority.

Reasons for Conditions:

01

[PR38] To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

02

In the interests of visual amenity in accordance with Policy ENV3.1 Development and the Environment.

Notes for RB/2004/0942

Background

No relevant planning history.

Development Plan Allocation and Policy

Allocation:

The majority of the site is allocated for retail use in the Rotherham Unitary Development Plan, which was adopted in June 1999. However, a small part of the site is allocated as urban greenspace.

Policies:

RET 6 Local Shopping Provision: states that the Council will support development proposals for convenience shopping facilities serving local communities and will normally oppose changes from retail use to other uses unless it can be demonstrated that the retail use is no longer viable.

ENV5.1 Allocated Urban Greenspace states that development which results in a loss of urban greenspace will only be permitted if:

- (i) alternative provision of equivalent community benefit and accessibility is made, or*
- (ii) it would enhance the local greenspace provision*
- (iii) it would conform with the requirements of Policy CR2.2, and*
- (iv) it does not conflict with other policies and proposals in the UDP.*

CR1 Community and Social Provision confirms that the Council will seek to enable the provision of a range of community and social facilities which will enhance the quality of life and serve changing needs of population.

CR2.2 Safeguarding Recreational Areas states that land should be retained for sports grounds, playing fields, allotments gardens purposes except where:

- (i) it can be demonstrated that the land is surplus to the requirements of the local community
- (ii) alternative provision of equivalent community benefit is made, and
- (iii) the land has no other Urban Greenspace value.

Site Description

The site is located to the east of Green Arbour Road. The application site has an area of 0.18ha and is rectangular in shape. It is understood that part of the site was used formerly as an area for an open market.

Green Arbour Road has a very mixed street scene and character. To the east of the site is the Recreation ground with the Thomas Beckett Hall to the south of the site. To the north is the main retail area of Thurcroft.

Proposal

This application is for the formation of a 30 metre x 19 metre multi-sports area and a 31 metre x 12 metre children`s playground. No lighting is proposed on site.

The applicants have indicated that phase 1 of the development would be the formation of the multi sports area which is linked to external WREN funding. Phase 2 of the development would be the formation of the childrens playground. They have submitted letters in support from the Council`s Integrated Development Plan Manager who covers this area and Groundwork Dearne Valley who note that there is a high demand for outdoor facilities for young people in Thurcroft.

Publicity

The application has been advertised in the local press and on site as a departure and individual letters were sent to adjacent neighbouring properties. No representations have been received.

Consultations

Transportation Unit: Note that the site is adjacent to the public car park and within the town centre and therefore no objections are raised to the proposal.

Head of Environmental Health: No response received at time of writing.

Culture and Leisure Services (Greenspaces Manager): The sketch proposals are generally satisfactory. A detailed planting scheme with details of the aftercare arrangements should also be submitted along with details of the proposed play equipment in the childrens playground.

Access Officer: Made comments regarding design standards.

Appraisal

In considering this proposal, I have had regard primarily for the sites allocation for retail use in the Rotherham Unitary Development Plan. Policy RET6 indicates that within local shopping centres, changes from retail to other uses will be opposed unless it can be demonstrated that a retail use is no longer viable.

However, the site is currently greenfield and forms part of the existing recreation ground. In addition, the proposal is considered to provide alternative provision of equivalent community benefit. It is suitable site in terms of the town centre location adjacent a public car park. Furthermore, the proposal is considered to enhance the local greenspace provision

The proposal is considered to conform with Policy CR1 Community and Social Provision as the proposal would provide a further community and social facility which will enhance the quality of life and serve changing needs of population.

Consequently, the application is recommended for approval.

RB2004/0946

Extension to form classrooms (Application under Regulations 3 & 9A of the Town and Country Planning General Regulations 1992) at Sitwell Junior School, Grange Road, Broom for RMBC (Education Culture & Leisure Services).

RECOMMENDED: GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC52] No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reasons for Conditions:

01

[PR52] To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

Notes for RB2004/0946

Background

RB1979/1743
RB1989/1008

Temporary classroom unit – Granted
Erection of a single temporary classroom – Granted

RB1999/0836	Extension and alterations to form classroom with associated toilets and cloakroom (Application under Regs. 3 & 9 of the T&CP General Regs. 1992) – Granted Conditionally
RB2002/0126	Extensions to form IT room, offices, teaching area, and lift (application under regs 3+9A of the Town and Country Planning General Regulations 1992) – Granted Conditionally

Development Plan Allocation and Policy

The site is allocated for Community Facilities, Education, in the adopted Rotherham Unitary Development Plan. Policies CR1 “Community and Social Provision”, CR2 “Educational Facilities” and Policy T8 “Access” are relevant here.

Site Description

The Site of the application is currently used partly as playground area and partly as a grassed bank area. Surrounding the school are tall trees and bushes over 3 metres high creating screening from the surrounding neighbouring dwellings. To the north east of the proposed site of the new classrooms are two mobile class units on the playground, which will be removed once the new classroom is built, therefore compensating for any reduction in the playground by the extension.

Proposal

It is proposed that four new classrooms are to be created within the new extension, and the area of land to the rear, side and front of the site is to be landscaped to smarten up the frontage of the school. Access to the new development includes wheelchair access via the paved area. The two existing mobile classroom units are to be removed once the new building is erected.

Publicity

The application was advertised with a press and site notice. The occupiers of Nos. 13, 11, 9, 7, 5, 3 and 1 Grange Road and Nos. 120 – 144 Broom Lane were consulted by letter. No letters of representation or rights to speak have been received

Consultations

Transportation Unit – No objections.

Access Officer

Means of access into and within the building and toilet facilities to meet the needs of disabled people should be provided at least in accordance with ‘Designing for Accessibility’ by the Centre for Accessible Environments, as commended by way of planning guidance in the justification of Policy T8 ‘Access’ of the Unitary Development Plan.

Yorkshire Water PLC

No observations to make.

D. Hill (RMBC ECLS) -

No objections received.

Appraisal

It is considered that in an area allocated for Community Facilities, Education, and this application is in principle acceptable. It is deemed that the proposal for a new classroom building complies with U.D.P. Policies CR1 "Community and Social Provision" and CR1.2 "Educational Facilities", and would not have a significant adverse effect on the residential amenity or character of the area. It is recommended however, that means of access into and within the building – and toilet facilities – to meet the needs of disabled people, should be provided at least in accordance with 'Designing for Accessibility' by the Centre for Accessible Environments, as commended by way of planning guidance in the justification of Policy T8 'Access' of the Unitary Development Plan. Advice and the Building Regulations will cover this. Viewed as a benefit to the school and the community and considering no objections have been expressed, I recommend that this application be granted conditionally.

To the Chairman and Members of the
PLANNING REGULATORY BOARD

24th June, 2004

Report of the Head of Planning and Transportation

<u>ITEM NO.</u>	<u>SUBJECT</u>
1	Appeal Decision – Two storey rear extension at 4 Dike Hill, Harley, Rotherham for Mr. and Mrs. S. Brown Ref. RB2003/01285(FUL) Appeal Decision – Listed Building Consent for two storey rear extension at 4 Dike Hill, Harley, Rotherham for Mr. and Mrs. S. Brown – Ref. RB2003/1286(LBC).
2	Appeal Decision - Service and Enforcement Notice regarding unauthorised extension to cartilage at residential premises 47 Huntington Way, Maltby, Rotherham.
3	File Ref. RB2004/0428 Proposed demolition of existing buildings and erection of 268 dwellings and associated garages, parking areas, open space areas and altered road layout at land at Outgang Lane/Rotherham Road, Laughton Common, Rotherham.
4	File Ref RB2004/0756(FUL) Demolition of swimming pool and temporary classroom building, erection of extensions to form teaching block and admin./reception area, conversion of existing flat roofs to pitched roofs, formation of underground storage area and alterations to car parking layout at The Abbey School, Little Common Lane, Kimberworth for the Executive Director of Education.
5	File Reference RB2003/2131 Outline application for the erection of five dormer bungalows including details of siting and means of access at land to rear of 116-124 Swinston Hill Road, Dinnington.

ROTHERHAM METROPOLITAN BOROUGH COUNCIL PLANNING REGULATORY
BOARD

DEPARTMENT OF PLANNING, TRANSPORTATION
AND TOURISM SERVICE

REPORT TO COMMITTEE
24TH JUNE, 2004

Item 1

Appeal Decision – Two storey rear extension at 4 Dike Hill, Harley, Rotherham for Mr. and Mrs. S. Brown Ref. RB2003/01285(FUL)

Appeal Decision – Listed Building Consent for Two storey rear extension at 4 Dike Hill, Harley, Rotherham for Mr. and Mrs. S. Brown – Ref. RB2003/1286(LBC)

Recommendation:-

That the decision to dismiss the appeals be noted.

Background

Both applications were refused in September 2003, as it was considered that incremental changes to the dwelling were considered to have a negative effect upon the special interest of the listed building(s), conflicting with UDP Policy ENV2.6 'Alterations to Listed Building'.

It was considered that the proposal did not comply with UDP Policy ENV3.1 'Development and the Environment' in that the proposal would have a negative effect upon the architectural style of the totality of the three buildings thus creating a detrimental visual impact upon the locality.

The proposal in conjunction with other extensions to the dwelling represents an increase of approximately 44% on the total floor area of the original dwelling. This conflicts with the Council's Supplementary Planning Guidance, 'Environment Guidance 1: Extensions to Dwellings in the Green Belt' that permits extensions in the Green Belt up to a maximum of 33%. Therefore the proposal does not comply with UDP Policy ENV 1.3 'Extensions to Dwellings in the Green Belt', in that it does not represent a minor addition to the original dwelling.

It was not considered that the medical condition of the Appellants daughter justified an exceptional circumstance whereby the development would be acceptable. All Human Rights issues were considered.

Inspector's Decision

I have now been informed that the Inspector has dismissed the appeals.

He notes that although the dwelling is of a simple traditional character it has an existing modern two-storey extension at the rear, which is modest in size and scale. To introduce a further extension would create a lopsided "M" shape roofline across

the rear of the dwelling resulting in a dominating ungainly new feature detracting from the setting of the adjoining listed buildings.

The Inspector considers that the bulky form of the extension would serve to diminish the openness of the Green Belt as well as being out of character with the dwellings architectural character. He is of the opinion that the extension would constitute a disproportionate addition over and above the size of the original dwelling contrary to UDP Policy ENV 1.3 'Extensions to Dwellings in the Green Belt'.

In considering whether the medical condition of the Appellant's daughter constitutes a special circumstance where by inappropriate development in the Green Belt can be justified, the Inspector addresses the current bedroom layout. The parents and sons have spacious accommodation but there is only a tiny room for the daughter. He concludes that there is a pressing need to provide a more appropriate room for the Appellants daughter and suggests that a bedroom be created for a family member at ground-floor level as previously approved.

It is not therefore, considered that the Appellants accommodation problems are so insurmountable that they comprise special circumstances to justify the proposal as an exceptional case.

Item 2	Appeal decision: Service of an Enforcement Notice regarding unauthorised extension to curtilage at residential premises 47 Huntington Way, Maltby, Rotherham.
---------------	--

Recommendation:-

That the decision to dismiss the appeal be noted.

Background

Enforcement action was authorised by the Chairman and Vice-Chairman, in July 2003 against a number of residents (5) who had extended the cartilage of their dwellings into Public Open Space to the rear of the properties on Huntington Way.

The Council considered that a material change of use of the land had occurred, which had caused a loss of amenity by the removal of an area of Public Open Space causing detriment to the openness of the Green Belt and to allow such extensions would set an undesirable precedent in respect of other properties with boundaries abutting the Green Belt and/or Public Open Space within the Borough which would be difficult for the Council to resist.

Enforcement Notices were subsequently served on the owners of the premises in question and the owners of No 47 Huntington Way, submitted an appeal.

Inspectors Decision

The Inspector dealing with the appeal considered that there were three main issues to consider:-

- 1 Whether a “material change” had occurred.
- 2 Visual impact on the openness of the Green Belt.
- 3 Any special circumstances which would justify inappropriate development.

On the first issue the Inspector concluded that a material change of use from Public Open Space to residential cartilage had occurred. This as born out by the fact that the appeal site now comprises an area containing a small pond as well as garden furniture.

With regards to the impact on the Green Belt, the Inspector considers that the change of use and enclosure do not maintain or enhance the openness and the use is therefore, not appropriate.

Finally, with regards to any special circumstances the Inspector referred to PPG2 which states that by definition inappropriate development is harmful to the Green Belt and that no special circumstances exist in this case.

Further Action

The Enforcement Notice the subject of this Appeal takes effect from the date of the Inspectors decision, 25 May and the owners of No 47 have six months from that date in which to cease the use of the land as part of the residential cartilage, remove any outbuildings, garden furniture or other garden paraphernalia, remove any fencing which encloses the site and replace the fencing on the original line.

Similarly, the other 4 recipients of Notices served originally on 19 January this year, who did not appeal against service, have until mid July to carry out the aforementioned works.

Item No: 3

File Ref. RB2004/0428

Proposed demolition of existing buildings and erection of 268 dwellings and associated garages, parking areas, open space areas and altered road layout at land at Outgang Lane/Rotherham Road, Laughton Common, Rotherham.

Recommendation:

- A) That the application be referred to the Office of the Deputy Prime Minister as a departure under the Town and Country Planning (Development Plans and Consultation)(Departures) Direction 1999.
- B) That consequent upon the ODPM deciding not to intervene, the Council resolves to enter into a legal agreement with the applicant under the provisions of Section 106 of the Town and Country Planning Act 1990 for the purposes of ensuring:
 - i) Provision of a commuted sum towards the up-grading of the existing play area off Meadow Street (approximately £50,000).

- ii) Provision of 59 affordable housing units, in the form of built units on site through a Registered Social Landlord, in the positions indicated on the approved plans, unless otherwise agreed with the Local Planning Authority.
- iii) Provision of a management agreement for the open space areas, which shall include details of the phased implementation of the open space, funding mechanism, access to the public, and future maintenance.
- iv) Provision of a commuted sum for the provision and maintenance of a sculpture trail (approximately £45,000)
- v) Provision of a travel pack including a one year Travel Master pass and personal journey planner for each household prior to occupation (approximately £94,000)
- vi) Provision of a commuted sum towards the provision of two bus shelters in Outgang Lane (approximately £8,000).

C) That consequent upon the satisfactory conclusion of such an agreement, planning permission be granted for the proposed development, subject to the following conditions:-

Condition(s) imposed:

Drainage

01

(PC11) Surface water from areas likely to receive petrol/oil contamination (e.g. vehicle parking areas) shall be passed through effective oil/grit interceptors prior to the discharge to any sewer or watercourse.

02

(PC12) Details of the proposed means of disposal of foul and surface water drainage, including details of any off-site work, shall be submitted to approved by the Local Planning Authority and the development shall not be brought into use until such approved details are implemented.

03

Unless otherwise agreed in writing with the Local Planning Authority there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to the completion of the approved foul drainage works.

04

The development shall proceed in accordance with the approved flood risk assessment incorporating the accepted mitigation measures into the construction of the development.

05

No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water run-off limitation has been submitted to and approved in writing by of the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details.

06

There shall be no new buildings, structures (including gates, walls and fences) or raised ground levels within a) 8 metres of the top of any bank of watercourses, and/or b) 4 metres of any side of an existing culverted watercourse, inside or along the boundary of the site, unless agreed otherwise in writing by the Local Planning Authority.

Highways

07

The development shall not be commenced until details of the proposed roundabout at Outgang Lane indicated in draft form on plan reference 04-009-01 rev B, and all new vehicular accesses to Outgang Lane/Rotherham Road have been submitted to and approved by the Local Planning Authority and the approved details shall be implemented in accordance with a time scale to be agreed with the Local Planning Authority.

08

Prior to the commencement of development details of the siting/design of the two bus shelters and pedestrian crossing facilities for Outgang Lane shall be submitted to and approved by the Local Planning Authority.

09

Prior to the commencement of development, details of a prospectively adoptable vehicular turning head at the end of Meadow Street (capable of accommodating the manoeuvres of a refuse collection vehicle) shall be submitted to and prior approved by the Local Planning Authority. The approved details shall be implemented before the development is brought into use.

10

The proposed on site road layout shall be designed and constructed in accordance with the Council's specification for prospectively adoptable residential estate roads as outlined in the document `Better Places to Live in South Yorkshire` and its technical appendix.

11

(PC24) Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority.

12

When the proposed accesses have been brought into use, all redundant vehicular accesses to Outgang Lane and Rotherham Road shall be permanently closed and the kerbline, verge, footway reinstated in accordance with details to be submitted to and approved by the Local Planning Authority.

13

(PC29) Before the development is commenced road sections, constructional and drainage details shall be submitted to and approved by the Local Planning Authority.

14

(PC27) Before the development is brought into use the car parking area shown on the approved layout plan shall be provided, marked out and thereafter maintained for car parking.

Noise/Dust etc

15

Effective steps shall be taken by the operator to prevent the deposition of mud, dust and other materials on the adjoining public highway caused by vehicles visiting and leaving the site during demolition and construction works. Any accidental deposition of dust, slurry, mud or any other material from the site, on the public highway shall be removed immediately by the developer.

16

The operator shall install and thereafter utilise as appropriate, wheel washing facilities on the site for the duration of the demolition and subsequent building works. Prior to its installation on site, full details of its specification and siting shall be first agreed with the Local Planning Authority.

17

Except in case of emergency or as agreed in writing with the Local Planning Authority, no operations on site or HGV movements onto or off site shall take place other than between the hours of 0800-1800 Monday to Friday and between 0900-1800 on Saturdays. There shall be no working on Sundays or Public Holidays. At times when operations are not permitted work shall be limited to maintenance and servicing of plant or other work of an essential or emergency nature. The Local Planning Authority shall be notified at the earliest opportunity of the occurrence of any such emergency and a schedule of essential work shall be provided.

18

All machinery and vehicles employed on the site shall be fitted with effective silencers of a type appropriate to their specification and at all times the noise emitted by vehicles, plant, machinery or otherwise arising from on-site activities, shall be minimised in accordance with the guidance provided in British Standard 5228 (1984) Code of Practice;

19

The developer shall appoint an engineer or similarly qualified person to be responsible for investigating complaints regarding operations on site immediately such complaints are notified to him and shall inform the Local Planning Authority of such appointment and the arrangements to be employed. A log of complaints shall be kept and made available to the Local Planning Authority on request.

20

No dwelling shall be occupied unless it has been constructed in accordance with a scheme which has been submitted to and approved by the Local Planning Authority, so as to ensure that the building envelope provides sound attenuation against external noise, with windows shut and other means of ventilation provided, to achieve an internal noise level of no greater than:-

- (i) 35dB(A) Leq, 1 hour, measured at the mid point in any bedroom.
- (ii) 45dB(A) Leq, 1 hour measured at the mid point in any living room.

Trees/Landscaping

21

No trees/hedges shall be cut down, uprooted or destroyed nor shall any tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning authority. Any pruning works approved shall be carried out in accordance with British Standard 3998 (Tree Work) If any tree/hedge is removed, uprooted or destroyed or dies, another tree/hedge shall be planted in the immediate area and that tree/hedge shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

22

Within the first available planting season after the commencement of the development, trees and/or shrubs shall be planted on the site in accordance with a scheme to be submitted to, and approved by, the Local Planning Authority. The scheme shall include for the provision of tree planting in the highway verges on

Rotherham Road and on both sides of Outgang Lane, details of the planting, species and maintenance of the landscape buffer on the eastern boundary and planting on the site of the proposed community centre to include provision of anti-gypsy bund. Such scheme to provide for species, siting, planting distances, programme of planting and maintenance to establishment and any plants dying, removed or destroyed within five years of planting shall be replaced in a manner to be agreed with the Local Planning Authority.

23

No work, including site preparation work, or storage on the site shall commence until all the trees/shrubs to be retained have been protected by the erection of a strong durable 1.50 metre high barrier fence in accordance with B.S.5837. This shall be positioned in accordance with details to be submitted to and approved by the Local Planning Authority. The protective fencing shall be properly maintained and shall not be removed without the written approval of the Local Planning Authority until the development is completed. There shall be no alterations in ground levels, including any excavations for service routes, fires, use of plant, storage, mixing or stockpiling of materials within the fenced areas.

24

(PC41) All tree works shall be carried out in accordance with B.S.3998:1989. A schedule of all tree works shall be submitted to and approved by the Local Planning Authority before any work commences and no tree work shall commence until the applicant or his contractor has given at least seven days notice of the intended starting date to the Local Planning Authority.

General

25

Notwithstanding the submitted details, prior to the commencement of development, details of all boundary treatments on the site shall be submitted to and approved by the Local Planning Authority and the approved details shall be implemented before the development is brought into use.

26

(PC52) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

27

Details of the siting and number of bat boxes to be erected in trees on site shall be submitted to and approved by the Local Planning Authority and the approved details shall be implemented before the commencement of development.

28

No development shall take place on the area shaded red on the attached plan which is to be set aside for community use.

Reason(s):-

01

[PR11] To prevent pollution of any watercourse in accordance with UDP policies ENV3.2 'Minimising the Impact of Development' and ENV3.7 'Control of Pollution'.

02

[PR12] To ensure that the development can be properly drained in accordance with UDP policies ENV3.2 'Minimising the Impact of Development' and ENV3.7 'Control of Pollution'.

03

To ensure that the development can be properly drained.

04

To minimise the impacts of flooding.

05

To prevent the increased risk of flooding.

06

To maintain access to the watercourse for maintenance or improvements and provide for overland flood flows

07

In the interests of highway safety

08

To ensure that the siting and design of bus shelters/pedestrian facilities are acceptable to the Local Planning Authority as no details having been submitted they are reserved for approval in accordance with UDP Policies, ENV3.1 'Development and the Environment'.

09

In the interests of highway safety and the proper planning of the area.

10

For the avoidance of doubt by ensuring that the proposed road layout is designed and constructed in accordance with the Council's specification for prospectively adoptable residential estate roads as outlined in the document 'Better Places to Live in South Yorkshire' and its technical appendix.

11

[PR24B] To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.

12

In the interests of highway safety.

13

[PR29] No details having been submitted they are reserved for approval.

14

[PR27] To ensure the provision of satisfactory garage/parking space and avoid the necessity for the parking of vehicles on the highway in the interests of road safety.

15

In order to ensure that the development does not give rise to problems of mud/dust on the adjoining public highway in the interests of general highway safety/amenity.

16

In order to ensure that the development does not give rise to problems of mud/dust on the adjoining public highway in the interests of general highway safety/amenity.

17

In the interests of the amenities of neighbouring residents and in accordance with Policy ENV3.7 'Control of Pollution' of the UDP.

18

In the interests of the amenities of neighbouring residents and in accordance with Policy ENV3.7 'Control of Pollution' of the UDP.

19

In the interests of the amenities of neighbouring residents and in accordance with Policy ENV3.7 'Control of Pollution' of the UDP.

20

In the interests of the amenities of future residents and in accordance with Policy ENV3.7 'Control of Pollution' of the UDP.

21

[PR27] To ensure the provision of satisfactory garage/parking space and avoid the necessity for the parking of vehicles on the highway in the interests of road safety.

22

[PR37] In the interests of the visual amenities of the area and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

23

To ensure the trees/shrubs are protected during the construction of the development in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'

24

[PR41] To ensure the tree works are carried out in a manner which will maintain the health and appearance of the trees in the interests of the visual amenities of the area and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

25

In the interests of the visual amenity of the area and in accordance with UDP Policies ENV3.1 'Development and the Environment'.

26

[PR52] To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

27

So as to protect species protected by the Wildlife and Countryside Act 1981.

28

For the avoidance of doubt and in accordance with the Laughton Common Planning Brief.

Background

`Laughton Common Planning Brief January 2001`

This brief was adopted in July 2002 as Supplementary Planning Guidance and was to provide planning guidance to assist the regeneration of Laughton Common. The brief set out the opportunity to create a new cohesive community that is well balanced, well designed and well served with community facilities. It considered affordable housing, urban greenspace, play spaces, landscaped footpaths, cycle routes and community facilities.

In addition, it set out broad development principles which are intended to create character and a sense of place. These are as follows:

- Creation of new landscape and greenspace structure
- To have regard to design concept
- Creation of gateways using landscaping and distinct features

- To establish a village green to assist a better sense of place and management of traffic
- Traffic calming and provision for all modes of transport
- Use of focal points, mix of building lines, orientation and roof details to create character
- To provide a wide variety of dwelling types and tenure including affordable housing
- To incorporate `secured by design` principles particularly in communal spaces, parking areas and street lighting
- To encourage public art

The site area is greater than 0.5 hectares and as such a screening opinion has been provided in respect of the requirement for an Environmental Assessment. I have concluded that no such Assessment is required in this instance as it is not considered that the development would have a significant effect on the environment by virtue of factors such as its nature, size or location.

UDP Allocation and Policies

The majority of the site is allocated for Residential purposes, with approximately 2.6 hectares allocated for Urban Greenspace use on the UDP. The Planning Brief sets out all the relevant planning policies and guidance which include the following:

HG4.7 'Affordable Housing'

ENV3.1 'Development and the Environment'

ENV5.1 'Allocated Urban Greenspace'

Housing Guidance 4 'Requirements for greenspace in new housing areas'.

PPG3 'Housing'.

Site Description

The site comprises the area of land which made up what was commonly known as the `White City` estate. It is to the south of the Laughton Common crossroads where Hangsman Lane, Rotherham Road, Outgang Lane and Station Road all meet. The site contains the following streets: Lumley Drive, Beckwith Road, Hatfield Crescent, St Leger Avenue and the northern end of Meadow Street. To the east are commercial premises off Monksbridge Road with the Dinnington Colliery site beyond, which is one of the five strategic employment areas within the Borough. To the north east is H52, a piece of greenfield land which is allocated in the Rotherham Unitary Development Plan for residential use. At present, this land is open farmland which allows views to Laughton-en-le-Morthen. To the east across Rotherham Road, Barratt and Haslam are currently constructing residential dwellings whilst to the south are residential properties on Rotherham Road and the southern end of Meadow Street.

The sites topography is fairly flat and has no particular features. It includes the former 'bomber Kart' land at the eastern end of the site and the existing play area off Meadow Street. Outgang Lane is the main route from Rotherham and Thurgroft into Dinnington and the wider rural area. This route is also a Quality Bus Corridor.

There are a number of dwellings still present on the site of which three will remain and are not included within the application site as they are owner occupied. The attached properties to these dwellings would also be retained. The remainder will be demolished as part of the overall proposal.

Proposals

The application relates to the erection of 268 new dwellings and associated garaging. The site is to be developed in two halves by Westbury and Persimmon Homes respectively. There are to be 127 Westbury dwellings and 141 Persimmon dwellings. Of this total, 59 will be affordable units. The affordable units on the Persimmon side of the development are made up of 15 bungalows, one two storey dwelling and 12 flats. In contrast, the Westbury element of the affordable units comprise 12 two bedroom two storey dwellings, 16 three bedroom two storey dwellings and the three existing dwellings, attached to the owner-occupied properties, which will be refurbished.

The majority of the existing open space area off Hatfield Crescent will be retained and enhanced and further areas of open space will be provided on the southern part of the 'bomber kart' site as well as up the centre of the site, dividing the Westbury and Persimmon developments.

The applicant has submitted a Flood Risk Assessment, a noise assessment and a Transportation Assessment, as well as a tree survey and a landscaping concept plan. The landscaping concept plan includes for provision of trees on both sides of Outgang Lane and on the eastern side of Rotherham Road which would be provided by the developer but subsequently maintained by the Council's Highways Authority (an estimated £36,000 commuted sum as part of any subsequent S278 Agreement).

The existing road layout would be altered significantly and the prospective developers will be required to apply to stop up existing highways within the application site under Section 247 Town and Country Planning Act 1990 following the grant of any planning permission.

It is understood that the areas of public open space on site would be managed and maintained by a private management company. This would be controlled as part of any Section 106 legal agreement and would include an area of land off Outgang Lane which is to be set aside by the applicant for the potential future development of a community centre.

As part of the site to be developed for residential purposes is currently allocated as Urban Greenspace and as the land is owned by the Council, the application would have to be referred to the Office of the Deputy Prime Minister as a departure.

Publicity

The application was advertised in the press and on site as a partial departure and all neighbouring residents were consulted. No representations have been received.

Consultations

The Environment Agency: Require Flood Risk Assessments on any developments with a site area greater than 5 hectares. And considers that the mitigation measures set out in the submitted FRA are appropriate for the scale and nature of the proposed development and that the FRA demonstrates a low risk of flooding. The Agency has no objection and recommend that three conditions be attached to any permission granted in order to minimise and prevent the risk of flooding and to maintain access to the water course.

The Head of Environmental Health: Conclude that there is potential for disamenity from noise and dust from the construction activities and therefore recommend four conditions which cover the hours of construction and the use of silencers in order to safeguard the potential disamenity. With regards to the noise assessment submitted they are satisfied that conditions could be imposed to ensure an adequate level of protection against noise (this is particularly relevant for proposed dwellings on the eastern boundary of the site which would be close to existing commercial uses off Monksbridge Road).

Severn Trent Water: No objections subject to the inclusion of a condition relating to the drainage works for the disposal of surface water and foul sewage.

The Head of Education Service: Does not consider that the development would justify the provision of a commuted sum in respect of the provision of additional educational facilities in this instance.

The Head of Housing Service: **No response received at the time of writing.**

The Landscape Group: At present, there are some concerns and reservations regarding the proposals due to the loss of some of the existing tree and shrubs adjacent to the southern boundary that help provide valuable screening and associated benefits. However, following discussions with the Landscape architect, some of these concerns can be overcome by the proposed additional planting. Conditions are recommended to be attached to any permission granted.

The Culture and Leisure Service: Is satisfied that the provision of a commuted sum towards improvements to the existing play area of Meadow Street and the improved Urban Greenspace provision on site would off-set the overall reduction in Urban Greenspace.

The Transportation Unit: The Transportation Assessment submitted in support of the proposal indicates that whilst the percentage of additional vehicles will have a material impact, base flows are currently low and the Transportation Unit is satisfied that the proposal will not unduly affect the capacity of the highway network. The TA does not propose any measures to try and limit travel especially by private car and does not therefore fully accord with the aspirations of PPG13. In these circumstances they have recommended that the developer should provide each household with a travel pack including a one year travel master pass and personal journey planner.

In addition, a number of conditions have been recommended to be attached which include the requirement to submit details of; the proposed roundabout on Outgang Lane; the siting and design of bus shelters; a prospectively adoptable vehicular

turning head at the end of Meadow Street. In addition the Transportation Unit notes that the site road layout should be designed and constructed in accordance with the Councils specification for prospectively adoptable residential estate roads.

The SYPTE: Has consulted with local bus operators and have no objections to the above planning application but have some general comments to make regarding the site and access to public transport. The site is accessible by public transport with services operating on Laughton Common providing connections to Rotherham Interchange and Worksop. The site location and layout provides good access to public transport with the plans indicating pedestrian access points to both Outgang Lane and Rotherham Road. In addition, in light of continuing developments in the area, the developer should provide a contribution towards the relocation and upgrade of bus shelters on Outgang Lane which will further encourage the use of public transport in line with PPG13.

To encourage new residents to establish sustainable travel patterns based on modes other than the private car, the developer should be asked to provide an annual public transport season ticket for each household that can be used on all buses, trains and trams in South Yorkshire by any member of the household. In addition, each household with a season ticket should be provided with a personal journey planner detailing public transport information for services to and from the site, which will be updated for a one-year period by SYPTE.

The SYAS: **No response at time of writing.**

The Council's Main Drainage section: Confirm that the developer has indicated that the natural surface water run off rate will not exceed 12.32 litres per second and that this will be achieved by providing on site storage (in the order of 1000 cubic metres). In principle, they are satisfied with the information provided and note that it would appear that the proposed foul drainage will drain to the existing public combined sewer.

Appraisal

PPG3 'Housing' encourages the development of mixed and balanced communities and notes that Local Authorities should ensure that new housing developments help to secure a better social mix by avoiding the creation of large areas of housing of similar characteristics. I consider that housing proposed on the application site, ranging from flats and bungalows to detached dwellings, provides such a mix. PPG3, supported by UDP Policy HG4.7 'Affordable Housing', notes that where there is a demonstrable lack of affordable housing, provision should be made on site. In this instance, the 59 units proposed are considered to be appropriate in terms of design and number and would equate to approximately 22% of the total number of units on site.

PPG3 also notes that Local Authorities should encourage housing development which makes more efficient use of land (between 30-50 dwellings per hectare net). In this instance the net developable area is estimated at approximately 7.48 hectares such that the provision of 268 dwellings would equate to approximately 36 dwellings per hectare and this is considered to be an appropriate density.

Policy ENV5.1 'Allocated Urban Greenspace' of the UDP states that development that results in the loss of Urban Greenspace will only be permitted if:

- (i) alternative provision of equivalent community benefit and accessibility is made, or
- (ii) it would enhance the local Urban Greenspace provision, and
- (iii) it would conform with the requirements of Policy CR2.2 (relating to safeguarding recreational areas) and
- (iv) it does not conflict with other policies and proposals contained in the Plan, in particular those relating to heritage interest.

The proposed development will result in an overall loss of Urban Greenspace on the site of approximately 0.38 hectares. However, it is considered that the public open space that will be provided as part of the development would be of much better quality and, along with the improvements to the existing play equipped area of Meadow Street, the provision of the sculpture trail and provision of trees along Outgang Lane, would off-set the overall reduction in Urban Greenspace on site. Furthermore, this greenspace was previously used as a bomber kart area and therefore was not considered to be quality urban greenspace.

In conclusion, I consider that the re-development of this residential site, the majority of which is allocated for residential purposes in the UDP, would be acceptable and would comply with UDP Policy and Central Government advice for a proposal of this nature. In the circumstances I would recommend that Members indicate that they are favourably disposed to the proposal and that, subject to the requirements of the Section 106 agreement and subject to the proposal being referred to the ODPM as a departure, planning permission be granted conditionally.

ITEM NO: 4

File Ref RB2004/0756(FUL)

Demolition of swimming pool and temporary classroom building, erection of extensions to form teaching block and admin./reception area, conversion of existing flat roofs to pitched roofs, formation of underground storage area and alterations to car parking layout at The Abbey School, Little Common Lane, Kimberworth for the Executive Director of Education.

Recommendation:-

A That the application be referred to the Office of the Deputy Prime Minister as a departure

B That consequent on the Office of the Deputy Prime Minister not wishing to intervene, planning permission be granted subject to the following conditions

Conditions Imposed:-

01

[PC24] Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition

02

[PC27] Before the development is brought into use the car parking area shown on the submitted plan shall be provided, marked out and thereafter maintained for car parking.

03

[PC37] No tree shall be cut down, uprooted or destroyed nor shall any tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any pruning works approved shall be carried out in accordance with British Standard 3998 (Tree Work). If any tree is removed, uprooted or destroyed or dies, another tree shall be planted in the immediate area and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

04

[PC38] Within the first available planting season after the commencement of the development, trees and/or shrubs shall be planted on the site in accordance with a scheme to be submitted to, and approved by, the Local Planning Authority. Such scheme to provide for species, siting, planting distances, programme of planting and maintenance to establishment and any plants dying, removed or destroyed within five years of planting shall be replaced in a manner to be agreed with the Local Planning Authority.

05

[PC52] No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reasons

01

[PR24A] In the interests of road safety.

02

[PR27] In the interests of road safety.

03

[PR37] In the interests of visual amenity.

04

[PC38] In the interests of amenity.

05

[PR52] In the interests of visual amenity.

Background

RB1992/0058 Erection of a portable classroom – Granted.

RB1987/ 0669 Erection of a temporary classroom – Granted.

RB1984/0250 Toilet extension to existing temporary classroom – Granted.

RB1978/1367 Re-siting of training pool and enclosure – Granted.

RB1974/2351 Reclamation of land for public open space & recreational purposes – Granted.

RB1950/0280 Use of Kimberworth smallpox hospital for educational purposes – Granted.

UDP Allocation and Policies

The site is allocated as Green Belt in the adopted Rotherham Unitary Development Plan. UDP Policies ENV1 Green Belt and ENV3.1 “Development and the Environment” are relevant to the proposal.

Site Description

The main school building is accessed via a long narrow tree-lined lane which leads to this 1950's flat-roofed campus. There are three temporary classroom buildings adjacent a swimming pool building to the north of the site and one temporary classroom building to the west. On the land east of the swimming pool there are four outbuildings. To the south of the existing school complex there is a car parking area with approximately 24 spaces that is screened to the east with dense planting. To the west and south of the site is an embankment approximately 4 metres in height that screens the school complex.

Proposals

It is proposed that the three temporary classroom buildings and the swimming pool to the north of the site be demolished and a teaching block be erected in their place with a landscaped school garden to the west and a terraced area to the north. An underground garden storage area is proposed beneath the terracing. The fourth temporary classroom building is intended to be demolished and tarmaced as a playground area. The land on which the outbuildings exist is proposed to be surfaced as a rear car parking area. It is proposed that part of the existing parking area to the south of the site be utilised as an administration / reception area. The car parking area is proposed to be marginally enlarged to accommodate this and include parking provision for the disabled. It is proposed that the roofs of the proposed extensions and the remainder of the school building be pitched.

Publicity

The application was advertised with a press and site notice. I am not in receipt of any letters of objection.

Consultations

Transportation Unit – No objections subject to recommended conditions.

Environmental Health – No loss of residential amenity envisaged.

Trees and Woodlands Officer – No comments received.

Access Officer – Recommends ways of improving accessibility for the disabled.

Yorkshire Water – No observations to make.

Appraisal

I am of the opinion that the proposed development will make a positive contribution to the environment by achieving an appropriate standard of design having regard to

an improved architectural styling with the alteration to a pitched roof thus according with UDP Policy ENV3.1 "Development and the Environment". The school complex is screened to the north and west by an embankment and to the south and east with much shrubbery and trees and taking into account the limited overall footprint increase I do not consider that the openness of the green belt is compromised, thus according with UDP Policy ENV1 Green Belt. There are no residential dwellings in close proximity to the site so I consider that there is no residential amenity loss as a consequence of the development.

As the site is located on land owned by the Local Authority and is a Local Authority application in the Green Belt, the application must be referred as a departure to the Office of the Deputy Prime Minister. Consequent on the Office of the Deputy Prime Minister not wishing to intervene, I recommend that planning permission be granted conditionally.

ITEM NO.5

File Reference RB2003/2131

Outline application for the erection of five dormer bungalows including details of siting and means of access at land to rear of 116-124 Swinston Hill Road, Dinnington.

Recommendation:-

A) That the Council resolves to enter into a legal agreement with the applicant under the provisions of Section 106 of the Town and Country Planning Act 1990 for the purposes of ensuring:

- (i) Provision of a commuted sum towards the provision and maintenance of street lighting (approximately £4100).

B) That consequent upon the satisfactory conclusion of such an agreement, planning permission be granted for the proposed development, subject to the following conditions.

Condition(s) imposed:

01

[PC00] Before the commencement of the development, details of the design and external appearance of the building(s) and the landscaping of the site shall be submitted to and approved by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

02

Details of the proposed means of disposal of foul and surface water drainage, including details of any off-site work, shall be submitted to approved by the Local Planning Authority and the development shall not be brought into use until such approved details are implemented.

03

(PC24) Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam,

block paving or other such material as may be agreed by the Local Planning Authority.

04

[PC44*] No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwellings are first occupied.

05

The proposed access to Swinston Hill Road shall be via a dropped crossing and not radius as shown on the submitted plans.

06

[PC18*] Detailed plans to be submitted in accordance with the requirements of this permission shall include a vehicular turning space suitable for a fire appliance to be provided within the site curtilage and the development shall not be brought into use until such turning space has been provided.

07

Prior to the commencement of development, details of the proposed traffic calming scheme shall be submitted to and approved by the Local Planning Authority and the approved details shall be implemented before the development is brought into use.

08

(PC38) Within the first available planting season after the commencement of the development, trees and/or shrubs shall be planted on the site in accordance with a scheme to be submitted to, and approved by, the Local Planning Authority. Such scheme to provide for species, siting, planting distances, programme of planting and maintenance to establishment and any plants dying, removed or destroyed within five years of planting shall be replaced in a manner to be agreed with the Local Planning Authority.

09

(PC52) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

10

No first floor habitable room windows shall be located within 10 metres of the boundary of the site.

Reason(s):-

01

[PR00] No details of the matters referred to having been submitted, they are reserved for the subsequent approval of the Local Planning Authority.

02

[PR12] To ensure that the development can be properly drained in accordance with UDP policies ENV3.2 'Minimising the Impact of Development' and ENV3.7 'Control of Pollution'

03

[PR24B] To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.

04

[PR44] In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

05

In interests of highway safety.

06

To enable a fire appliance to enter and leave the highway in a forward gear in the interests of road safety.

07

In interests of highway safety.

08

[PR38] To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

09

[PR52] To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

10

In the interests of the amenity of neighbouring residents and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

Background

No relevant planning history.

Development Plan Allocation and Policy

Allocation:

The site is allocated for residential use in the Rotherham Unitary Development Plan, which was adopted in June 1999.

Policies:

HG4.4 Back Land and Tandem Development states that the Council will resist the development of dwellings in tandem "except in cases of low density where further development would not be detrimental to the amenities and character of the area". The policy goes on to states that "in these exceptional circumstances, the Council will impose criteria relating to building height, space around the building, privacy, safety and vehicular access".

SPG Housing Guidance 2: Back Land and Tandem development notes that the Council considers that the amalgamation of plots to form sites long enough to provide two or more dwellings served by a separate adoptable road or a shared private drive generally the most appropriate means of developing Back Land. Such a solution provides for the efficient use of land. The Guidance adds that the Council will not look favourably upon proposals for the subdivision of individual residential plots where such development would, amongst other things, have an adverse effect of access arrangements by virtue of increased density and multiplicity of access provision. It also refers to the precedent that would be created by such development.

Site Description

The application site comprises part of the rear garden areas of Nos. 116, 118, 120, 122 and 124 Swinston Hill Road. Access is proposed via the existing single track access which runs between 118 and 120 Swinston Hill Road, which is used to access the recreational field to the rear of the garden boundaries.

These dwellings are a mix of house type ranging from detached bungalows and semi detached two storey dwellings which are located within extremely long rear gardens. The application site is adjacent to the long rear gardens of the adjoining residential properties, with open countryside to the south, which has the protection of Green Belt status.

The sites topography is fairly flat and has no particular features however it does slope slightly downhill towards the rear of the application site.

Proposal

This is an outline application for the erection of five detached bungalows including access and siting to be determined at the outline stage. All other details have been reserved for further consideration.

The existing vehicle access off Swinston Hill Road is proposed to be altered, in order to form a private drive to serve the proposed dwellings.

This scheme has been amended from an earlier application which was for the erection of 4 bungalows on a smaller application site, to the rear of No.116 to 122 Swinston Hill Road. The boundary of the application site at the rear has also been amended to remove a small piece of land within the Green Belt.

Publicity

The application has been advertised on site and individual letters were sent to adjacent neighbouring properties. Three letters of objection have been received in connection with this application. Two of these are from No.156 Swinston Hill Road and one from No.109 which are summarised as follows:

- The access is common land and should not be available for development.
- Start a precedent for building in back gardens along Swinston Hill Road.
- Should be using brownfield sites rather than Greenfield land which results in odd developments.
- Proposal would not preserve existing quality of the area.
- Proposal would not preserve the footpath.
- Proposal would have an impact upon the habitat of wildlife.

One of the objectors and one of the owners of the land to which the development would take place have requested the right to speak at the meeting.

Consultations

Transportation Unit: Following the revised layout and confirmation that the applicants are willing to enter into a Section 106 agreement for the provision of street lighting as vehicular and pedestrian surfaces have been amalgamated to create a shared surface drive, no objections are raised to the proposal subject to a number of conditions being attached to any permission granted.

Public Rights of Way Officer: Although this not a definitive route, this track is well used to access the open space to the rear but pedestrian use should not be affected.

Appraisal

In considering this proposal, I have had regard primarily for the residential amenity of adjacent properties, and the assimilation of land to form a comprehensive scheme, given that the site is allocated for residential use.

With regards to residential amenity, I am satisfied that the erection of bungalows could be accommodated on this extensive application site without having an adverse impact on amenities of neighbouring residents. The access to the proposed dwellings is shown at 5 metres in width on the submitted plans, which could accommodate a development of 5 dwellings from a private drive.

The Council look to achieve comprehensive development on sites such as this in order to reduce piecemeal development. Therefore, any scheme should propose the maximum five dwellings off a private drive or preferably incorporate additional land in order to provide an access road suitable for adoption by the Council such as on Stoneleigh Close to the north east of the application site. However, each application should be assessed on its own merits and there were concerns raised by the Transportation Unit in terms of a larger application site coming forward, given the vehicular access onto Swinston Hill Road, which would not be considered suitable for adoption by the Council. Therefore, this access point is only suitable for a private drive. The maximum number of dwellings to be served off a private drive is five. Therefore, in this instance, the proposal is as comprehensive as possible.

It is not considered that the development, as proposed, would set an unacceptable precedent for similar private drive developments on the southern side of Swinston Hill Road given that this is the most suitable option open to the applicants given the concerns raised over the vehicular access onto Swinston Hill Road. The Council will seek to achieve comprehensive development in all development proposals off Swinston Hill Road.

With regard to the access track, this land has been adopted by the Council from Wimpey Homes Holding Ltd for the use as public space only in conjunction with land to the rear. However, this is not relevant to this planning application and the applicants understand that this is a legal matter between themselves, Wimpey Holdings and the Council.

PLANNING REGULATORY BOARD

DECISIONS TAKEN UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

RB2004/0117

Listed Building Consent for the re-location of Swinton Town Cross, Swinton to Clifton Park Museum Rotherham from its present location at St. Margaret's Church, Church Street Swinton for Swinton Heritage Group.

RECOMMENDED: GRANTED CONDITIONALLY

Condition:

Prior to the removal of the cross from its current position, a method statement detailing the removal and repositioning of the cross to Clifton Park Museum shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of preserving the historic interest of the listed building in accordance with UDP policy ENV 2.5 Listed Buildings.

RB2004/0118

Erection of town cross on land at Church Street, Swinton for Swinton Heritage Group.

RECOMMENDED: GRANTED CONDITIONALLY

Conditions:

- 1 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
- 2 The railings approved, as part of this development shall be painted or coated in a colour to be first agreed in writing with the Local Planning Authority. This shall be carried out within two months of the development being completed
- 3 Before the development is brought into use the sight lines indicated on the attached plan shall be rendered effective by removing or reducing the height of anything existing on the land between the sight line and the highway which obstructs visibility at any height greater than 900mm above the level of the nearside channel of the adjacent carriageway and the visibility thus provided shall be maintained.

Reasons:

- 1 To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 In the interests of the visual amenity of area.
- 3 To provide and maintain adequate visibility in the interests of road safety.

RB2004/0380

Single storey rear extension and conservatory to side at 32 Main Street, North Anston for Mr. and Mrs. Haywood.

RECOMMENDED: GRANTED CONDITIONALLY

Condition:

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reason:

To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0452

Erection of a pair of three storey semi detached dwellinghouses (amendment to RB2003/1080) at land adjacent to 14 Summerfield, Rotherham Town Centre for Ferrie Ltd.

RECOMMENDED: GRANTED CONDITIONALLY

Conditions:

- 1 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
- 2 Prior to the development hereby approved being occupied, access to the site shall be implemented in accordance with the details shown on the attached plan.
- 3 Prior to the development hereby approved being occupied, off street parking shall be provided in accordance with the details shown on the attached plan.

- 4 Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.
- 5 Details of the proposed means of disposal of foul and surface water drainage, including details of any off-site work, shall be submitted to and approved by the Local Planning Authority and the development shall not be brought into use until such approved details are implemented.

Reasons:

- 1 To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 In the interest of highway safety.
- 3 In the interests of highway safety.
- 4 To encourage drivers to make use of the parking spaces and to ensure that the use of the land for this purpose will not give rise to the deposit of mud and other extraneous material on the public highway in the interests of road safety.
- 5 To ensure that the development can be properly drained in accordance with UDP policies ENV3.2 'Minimising the Impact of Development' and ENV3.7 'Control of Pollution'.

RB2004/0942

Formation of multi-sports area and children's playground and associated fencing at Green Arbour Recreation Ground, Green Arbour Road, Thurcroft for Thurcroft Parish Council.

RECOMMENDED: GRANTED CONDITIONALLY

Conditions:

- 1 Within the first available planting season after the commencement of the development, trees and/or shrubs shall be planted on the site in accordance with a scheme to be submitted to, and approved by, the Local Planning Authority. Such scheme to provide for species, siting, planting distances, programme of planting and maintenance to establishment and any plants dying, removed or destroyed within five years of planting shall be replaced in a manner to be agreed with the Local Planning Authority.
- 2 Before development is commenced details including the position, specification and design of the play equipment within the children's playground and the fencing on the overall site shall be submitted to and approved by the Local Planning Authority.

Reasons:

- 1 To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.
- 2 In the interests of visual amenity in accordance with Policy ENV3.1 Development and the Environment.

RB2004/0946

Extension to form classrooms (Application under Regulations 3 & 9A of the Town and Country Planning General Regulations 1992) at Sitwell Junior School, Grange Road, Broom for RMBC (Education Culture & Leisure Services).

RECOMMENDED: GRANTED CONDITIONALLY

Condition:

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reason:

To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

**PART 2A OF THE REPORT TO THE PLANNING REGULATORY BOARD
TO BE HELD ON THE 24th June 2004**

The following applications are submitted for your information. The decisions under the Town and Country Planning Act 1990 have been made in accordance with delegation arrangements.

RB2004/0242

Display of various illuminated signs at The Brecks East Bawtry Road Broom for Whitbread Restaurants

GRANTED

RB2004/0289

Two storey extensions to both sides, two storey & single storey front extension, single storey rear extension, formation of rooms in roofspace, install new windows to gables at second floor level, erection of a detached garage and formation of new vehicular access at 67 Station Road Kiveton Park for Mr & Mrs Bradley

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02

[PC24] Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmac, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained

03

[PC91*] The development shall only take place in accordance with the submitted details and specifications shown on the amended plans submitted on 11th May 2004.

04

Before the development hereby approved is first brought into use, two car parking spaces in addition to the garage space shall be provided within the site boundary.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

[PR24B] To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in

the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.

03

[PR91] To ensure the development is carried out in accordance with the approved plans.

04

To ensure adequate parking provision free of the highway in accordance with UDP Supplementary Planning Guidance.

RB2004/0344

Two storey rear extension and loft conversion including dormer windows to front at 26 St Johns Road Eastwood for Mr Rafiq

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0375

Extension to office building at Bradmarsh Business Park Bradmarsh Way Templeborough for Bournston Developments Ltd

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC24] Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.

02

[PC27*] Before the development is brought into use the car parking area shown on the approved plan shall be provided, marked out and thereafter maintained for car parking.

03

[PC38] Within the first available planting season after the commencement of the development, trees and/or shrubs shall be planted on the site in accordance with a scheme to be submitted to, and approved by, the Local Planning Authority. Such scheme to provide for species, siting, planting distances, programme of planting and

maintenance to establishment and any plants dying, removed or destroyed within five years of planting shall be replaced in a manner to be agreed with the Local Planning Authority.

04

[PC52] No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

05

[PC44*] No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is brought into use.

06

[PC17*] Before the development is brought into use the sight lines indicated on the approved plan shall be rendered effective by removing or reducing the height of anything existing on the land between the sight line and the highway which obstructs visibility at any height greater than 900mm above the level of the nearside channel of the adjacent carriageway and the visibility thus provided shall be maintained.

07

[PC29] Before the development is commenced road sections, constructional and drainage details shall be submitted to and approved by the Local Planning Authority.

Reasons for Conditions:

01

[PR24A] To encourage drivers to make use of the parking spaces and to ensure that the use of the land for this purpose will not give rise to the deposit of mud and other extraneous material on the public highway in the interests of road safety.

02

[PR27] To ensure the provision of satisfactory garage/parking space and avoid the necessity for the parking of vehicles on the highway in the interests of road safety.

03

[PR38] To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

04

[PR52] To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

05

[PR44] In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

06

[PR17] To provide and maintain adequate visibility in the interests of road safety.

07

[PR29] No details having been submitted they are reserved for approval.

RB2004/0404

Change of use of land as travellers showpeople's site for residential use, storage and maintenance of equipment at Land off Derwent Way Wath-upon-Dearne for Mr Percival and J Barwick

WITHDRAWN

RB2004/0436

Erection of detached dormer bungalow with integral garage and formation of new vehicular access off Lakeland Drive at land rear 49 Woodsetts Road North Anston for Mr and Mrs C Lilley

GRANTED CONDITIONALLY

Conditions Imposed:

01

The area denoted by the sight lines indicated on the submitted plan shall be cleared and remain clear of all obstructions to visibility in excess of 600 mm in height measured above the nearside road channel.

02

[PC24] Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmac, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.

03

[PC37] No tree shall be cut down, uprooted or destroyed nor shall any tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any pruning works approved shall be carried out in accordance with British Standard 3998 (Tree Work).

If any tree is removed, uprooted or destroyed or dies, another tree shall be planted in the immediate area and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

04

[PC38] Within the first available planting season after the commencement of the development, trees and/or shrubs shall be planted on the site in accordance with a scheme to be submitted to, and approved by, the Local Planning Authority. Such scheme to provide for species, siting, planting distances, programme of planting and maintenance to establishment and any plants dying, removed or destroyed within five years of planting shall be replaced in a manner to be agreed with the Local Planning Authority.

05

[PC44*] No development shall take place until there has been submitted to and

approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling hereby approved is first occupied.

06

[PC52] No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reasons for Conditions:

01

[PR20] In the interests of road safety.

02

[PR24B] To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.

03

[PR37] In the interests of the visual amenities of the area and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

04

[PR38] To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

05

[PR44] In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

06

[PR52] To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0449

Two storey side extension and single storey rear extension at 22 Priestley Avenue Rawmarsh for Mr Mark Oates

GRANTED CONDITIONALLY

Conditions Imposed:

01

In accordance with the permission hereby approved the width of the drive and the footway crossing shall be increased to 5 metres.

02

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

In the interests of highway/pedestrian safety.

02

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0499

Erection of stables and hay store at land to rear of 7 Bellwood Court Ravenfield for Mr Eastwood

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC52] No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

02

The stable block and hay store shall not be used for any trade or business purposes including the keeping of horses for the purpose of instruction or hire and livery use.

03

Prior to the commencement of development, details of the disposal and storage of all waste produced and/or stored at the premises shall be submitted to and approved in writing with the Local Planning Authority.

Reasons for Conditions:

01

[PR52] To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

The council does not consider that the site is suitable for a more commercial operation by virtue of its proximity to residential properties (Bellwood Court) and unsuitable access arrangements.

03

In the interests of the amenities of the occupiers of adjacent dwellings (Bellwood Court/Radford Close) and in accordance with UDP Policy ENV 3.7 'Control of Pollution'.

RB2004/0521

Two storey side extension and conservatory to rear at 1 California Drive Catcliffe for Mr Oldfield

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0540

Erection of 1.5m high security fencing at Wath Golf Club Abdy Lane Wath-upon-Deerne for Wath Golf Club

WITHDRAWN

RB2004/0596

Two storey side extension at 6 The Paddocks Thrybergh for Mr and Mrs B White

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02

Before the development is brought into use, the parking space shown on the approved plan shall be provided and thereafter maintained for car parking

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

To ensure the provision of satisfactory parking and avoid the need for the parking of vehicles on the highway in the interests of road safety.

RB2004/0598

First floor side extension at 123 Kiveton Lane Todwick for Mr R Simpson and Mrs B Alderton

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0599

Installation of LPG storage tank and dispensing pump at Woodall Service Area Southbound M1 Motorway Woodall for Shell UK Retail

GRANTED

RB2004/0600

Two storey dormer style side extension at 46 Marlborough Rise Aston for Mrs S Smith

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0601

Conservatory to rear at 9 Grangewood Road Laughton-en-le-Morthen for Mr and Mrs Turner

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02

The side elevation (facing No. 7 Grangewood Road) of the conservatory hereby approved, shall be fitted with obscured glazing and retained and maintained as such unless agreed otherwise, in writing, by the Local Planning Authority.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

In the interests of residential amenity.

RB2004/0602

Extension to restaurant at Pizza Hut Unit 21 Retail World Stadium Way Parkgate for Pizza Hut (UK) Ltd

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0610

Two storey side extension at 2 Aldervale Close Swinton for Richard W Akers

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02

The driveway fronting the garage shall be a minimum of 5.0 metres in length. Accordingly, no garage door shall be fitted to the proposed canopy without the prior consent of the Local Planning Authority.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

[PR28] To ensure there is an adequate parking space clear of the highway in the interests of road safety.

RB2004/0616

Two storey side, single storey front & rear extensions at 23 Howlett Drive Brinsworth for Mr and Mrs Burtoft

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02

The driveway shall be a minimum of 5 metres in length.

03

Details of the proposed utility room door on the front of the property shall be submitted to and approved by the Local Planning Authority and the development shall be carried out in accordance with the approved details

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

To ensure there is an adequate parking space clear of the highway in the interests of road safety.

03

In the interests of the development making a positive contribution to the street scene and in accordance with UDP Policy ENV3.1 Development in the Environment.

RB2004/0621

Erection of three 5m floodlight columns and a 6m floodlight lattice tower at land at Canklow Industrial Estate West Bawtry Road Moorgate for Travis Perkins Trading Co Ltd

GRANTED CONDITIONALLY

Conditions Imposed:

01

The floodlights mounted on the 5 metre high columns shall be angled and shielded so that no direct light shall be visible on the highway. The luminance shall be of an intensity specified in the details accompanying the application.

Reasons for Conditions:

01

In order to prevent glare caused to drivers on the adjacent highway and the carriageway to the north.

RB2004/0622

Two storey side extension at 36 Haigh Court Brampton Bierlow for Mr and Mrs Greaves

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0628

Single storey rear extension to form additional bedrooms, bathrooms and sitting room at Sovereign House, 9/11 Knollbeck Crescent Brampton Bierlow for Dr N A Salam

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC52] No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

02

Prior to the first use of the development, a 2 m high, screen, boundary treatments shall be erected along the entire length of the east and west boundaries, the details of which shall be submitted to and approved by the Local Planning Authority in writing.

Reasons for Conditions:

01

[PR52] To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

In the interests of the amenity of adjacent residents and the appearance of the area.

RB2004/0631

Two storey side and front extensions at 9 Brecks Lane Herringthorpe for Mrs B Brier

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02

[PC91*] The development shall only take place in accordance with the submitted details and specifications shown on the amended plans.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

[PR91] To ensure the development is carried out in accordance with the approved plans.

RB2004/0632

Single storey rear extension at The Stables 7 Brook Farm Mews Wath-upon-Dearne for Mr and Mrs B Bettney

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC52] No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reasons for Conditions:

01

[PR52] To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0633

Listed building consent for single storey rear extension at The Stables 7 Brook Farm Mews Wath-upon-Dearne for Mr and Mrs B Bettney

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC52] No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reasons for Conditions:

01

[PR52] To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0638

Change of use from A1 (retail) to A3 (food and drink) at 32 Wellgate Rotherham Town Centre for Batish Investments Ltd

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC56] All cooking fumes shall be exhausted from the building via a suitable extraction and/or filtration system. This shall include discharges at a point not less than one metre above the highest point of the ridge of the building or any such position as may be agreed in writing by the Local Planning Authority prior to the commencement of the development. The extraction/filtration system shall be maintained and operated in accordance with the manufacturer's specifications, details of which shall be submitted to and approved by the Local Planning Authority prior to installation and it shall thereafter be operated effectively during cooking.

Reasons for Conditions:

01

[PR56] So as to ensure correct dispersion of cooking odours to avoid disamenity to the locality and in accordance with UDP Policy ENV3.7 'Control of Pollution'.

RB2004/0640

Use of land as extension to residential curtilage at 2 Goodwin Road Wingfield for Mr and Mrs Jendrzewski

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC91*] The development shall only take place in accordance with the submitted details and specifications shown on the amended boundary details dated 12 May 2004.

Reasons for Conditions:

01

[PR91] To ensure the development is carried out in accordance with the approved plans.

RB2004/0641

Erection of storage building at Unit 1 Taylors Close Parkgate for Stuart Peace (Fibreglass) Ltd

GRANTED CONDITIONALLY

Conditions Imposed:

01

Unless otherwise agreed in writing by the Local Planning Authority, no building or other obstruction shall be located over or within 3 metres either side of the centre line of the water main, (i.e. a protected strip width of 6 metres), that crosses the site.

Reasons for Conditions:

01

In order to allow sufficient access for maintenance and repair work at all times.

RB2004/0642

First floor side extension with rear ballustrade to bedroom at 33 Craven Street Parkgate for Mark McGrail

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02

Development to be carried out in accordance with the details and specifications shown on the amended plans.

03

No windows or other openings shall be permitted on the northern elevation of the proposed development.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

[PR91] To ensure the development is carried out in accordance with the approved plans.

03

In the interests of the amenity of those properties neighbouring the development.

RB2004/0643

Erection of single storey side extension to form garage, formation of rooms in roofspace and new dormer windows to front and rear with new vehicular access off Worksop Road and conversion of existing garage to form additional living accommodation at 47 Worksop Road Woodsetts for Mr Kliner

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02

[PC24] Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

[PR24B] To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.

RB2004/0647

Formations of rooms in roofspace with dormer windows to rear at 31 Bevan Crescent Maltby for Mr and Mrs A Oldham

REFUSED

Reasons for Refusal:

01

The Council considers that the dormer windows, by way of their size, design and siting would have an unacceptable effect on the visual appearance of the bungalow itself and the line of single storey bungalows in the street, would introduce an odd and incongruous element to the street scene, and would set an undesirable precedent for similar proposals in the area. As such, the proposals would conflict with Unitary Development Plan Policy - ENV 3.1 'Development and the Environment', and Supplementary Housing Guidance 1, Householder Development 'Adding rooms in the roof space'.

RB2004/0649

Two storey side extension and single front extension at 4 Nursery Road North Anston for Mr and Mrs K Dearing

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02

[PC24] Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.

03

Before the extension hereby approved is first occupied, a vehicle parking bay shall be provided and brought into use as on the attached plan, unless agreed otherwise, in writing by the Local Planning Authority and shall thereafter be retained and maintained as such.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

[PR24B] To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.

03

[PR23] In the interests of road safety.

RB2004/0651

Two storey side and single storey front extension at 30 Warren Road Wickersley for Mr and Mrs D Cornall

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02

[PC24] Before the development is brought into use, that part of the site to be used by

vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

[PR24B] To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.

RB2004/0654

Erection of a sectional garage at Land at Alexandra Road Swallownest for R Taylor

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC52] No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reasons for Conditions:

01

[PR52] To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0655

Two storey side extension at 2 Askam Court Bramley for Mr J Hinchcliffe

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0656

Erection of a steel portal framed storage building at LUK (UK) Ltd Waleswood Road Waleswood for LUK (UK) Ltd

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0658

Two storey side extension at 1 Newington Drive Aston for Mr Monaghan

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0660

Two storey side and rear extension at 43 Redgrave Place Flanderwell for Mr Brookes

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02

No garage door shall be fitted to the front of the car port without the prior permission of the Local Planning Authority.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

[PR19] In the interests of road safety.

RB2004/0661

Two storey side extension at 37 Grasby Court Bramley for Craig Hall

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0662

First floor side extension at 4 Foster Road Wickersley for Mr and Mrs C Wells

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02

The window to bedroom 4 shall be fitted with obscure glazing and be non-opening, as detailed on the submitted plans, and retained as such thereafter.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

In the interests of the amenities of the occupiers of neighbouring properties.

RB2004/0665

Erection of detached dwelling with garage at land at 10 Wentworth Place Scholes for Mr & Mrs A Firth

WITHDRAWN

RB2004/0669

Erection of 4 detached dwelling houses (amendment to RB2000/0737) at Plots 6-9 land off Piccadilly Road Swinton for T H Homes Ltd

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC52] No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

02

[PC24] Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.

03

[PC29] Before the development is commenced road sections, constructional and drainage details shall be submitted to and approved by the Local Planning Authority.

04

[PC44*] No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is occupied.

05

The site shall be developed with separate systems of drainage for foul and surface water, on and off site.

06

[PC12] Details of the proposed means of disposal of foul and surface water drainage, including details of any off-site work, shall be submitted to and approved by the Local Planning Authority and the development shall not be brought into use until such approved details are implemented.

07

No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in

accordance with details to be submitted to and approved by the Local Planning Authority before development commences.

08

[PC40] No work or storage on the site shall commence until all the trees/shrubs to be retained have been protected by the erection of a strong durable 1.50 metre high barrier fence in accordance with B.S.5837. This shall be positioned in accordance with details to be submitted to and approved by the Local Planning Authority. The protective fencing shall be properly maintained and shall not be removed without the written approval of the Local Planning Authority until the development is completed. There shall be no alterations in ground levels, fires, use of plant, storage, mixing or stockpiling of materials within the fenced areas.

09

[PC38] Within the first available planting season after the commencement of the development, trees and/or shrubs shall be planted on the site in accordance with a scheme to be submitted to, and approved by, the Local Planning Authority. Such scheme to provide for species, siting, planting distances, programme of planting and maintenance to establishment and any plants dying, removed or destroyed within five years of planting shall be replaced in a manner to be agreed with the Local Planning Authority.

10

[PC41] All tree works shall be carried out in accordance with B.S.3998: 1989. A schedule of all tree works shall be submitted to and approved by the Local Planning Authority before any work commences and no tree work shall commence until the applicant or his contractor has given at least seven days notice of the intended starting date to the Local Planning Authority.

11

[PC37] No tree shall be cut down, uprooted or destroyed nor shall any tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any pruning works approved shall be carried out in accordance with British Standard 3998(Tree Work).

If any tree is removed, uprooted or destroyed or dies, another tree shall be planted in the immediate area and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

12

The hedge along the south eastern boundary shall be retained on the site.

13

In accordance with permission hereby granted 2 no. parking spaces in addition to garaging accommodation shall be provided at plots 7 and 8. This will require the proposed driveways to be widened to 5 metres.

Reasons for Conditions:

01

[PR52] To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

[PR24B] To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.

03

[PR29] No details having been submitted they are reserved for approval.

04

[PR44] In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

05

In the interests of satisfactory drainage.

06

[PR12] To ensure that the development can be properly drained in accordance with UDP policies ENV3.2 'Minimising the Impact of Development' and ENV3.7 'Control of Pollution'.

07

To ensure that the site is properly drained and surface water is not discharged to the foul sewerage system which will prevent overloading.

08

[PR40] To ensure the trees/shrubs are protected during the construction of the development in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

09

[PR38] To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

10

[PR41] To ensure the tree works are carried out in a manner which will maintain the health and appearance of the trees in the interests of the visual amenities of the area and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

11

[PR37] In the interests of the visual amenities of the area and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

12

In the interests of visual amenity.

13

[PR25] To ensure the provision of satisfactory garage/parking space and avoid the necessity for the parking of vehicles on the highway in the interests of road safety.

RB2004/0670

Retrospective application for the use of premises for washing cars at 125 Ferham Road Holmes for Omar Sadique

GRANTED CONDITIONALLY

Conditions Imposed:

01

No vehicles which have been left with or are in control of the applicant shall be stored or parked in Meadow Street/Ferham Road.

02

[PC73*] The use hereby permitted shall only be open to customers or for deliveries between the hours of 10.00 - 18.00 Mondays to Saturdays and 11.00 - 17.00 on Sundays and 11.00 - 17.00 Bank Holidays.

03

[PC12] Details of the proposed means of disposal of foul and surface water drainage, including details of any off-site work, shall be submitted to and approved by the Local Planning Authority and the development shall not be brought into use until such approved details are implemented.

Reasons for Conditions:

01

In the interests of road safety.

02

In the interests of the residential amenity of the occupiers of dwellings in close proximity to the site.

03

[PR12] To ensure that the development can be properly drained in accordance with UDP policies ENV3.2 'Minimising the Impact of Development' and ENV3.7 'Control of Pollution'.

RB2004/0671

Two storey rear and side extension and single storey side extension at 59 Newman Road Moorgate for Mr & Mrs H Alloub

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the

development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0674

Two storey side extension at 21 Webster Crescent Kimberworth for Mr & Mrs D Woodruff

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0675

First floor rear extension over existing at 591 Upper Wortley Road Thorpe Hesley for Mr & Mrs C Tteralli

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02

[PC91*] The development shall only take place in accordance with the submitted details and specifications shown on the amended plans dated 20th May 2004.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

[PR91] To ensure the development is carried out in accordance with the approved plans.

RB2004/0676

Single storey front extension at 5 Lodge Lane Thorpe Hesley for A R Cooke & M Cooke

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02

Notwithstanding the provisions of Part 1 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking or re-enacting that Order), no additional windows or openings shall be formed in any part of the northern elevation of the single-storey front extension, unless approved otherwise in writing by the Local Planning Authority.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

In the interests of the residential amenity of the adjacent occupiers.

RB2004/0677

Formation of rooms in roofspace, install dormer window to front, erection of single storey rear extension and front entrance canopy at 7 Green Street Greasbrough for Mr J Sanderson

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02

[PC91*] The development shall only take place in accordance with the submitted details and specifications shown on the amended plans dated 25th May 2004.

Reasons for Conditions:

01

[PR52] To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

[PR92] In the interests of safe redevelopment and afteruse of this site and in

accordance with UDP Policy 4.4 'Contaminated Land'.

RB2004/0678

Conservatory to rear at 98 Woodfoot Road Moorgate for Mr & Mrs Chapman

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0679

First floor side and rear extension and first floor front and side extension at 11 Beech Avenue Brecks for Mr & Mrs Underwood

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC52] No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

02

[PC91*] The development shall only take place in accordance with the submitted details and specifications shown on the amended plans.

Reasons for Conditions:

01

[PR52] To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

[PR91] To ensure the development is carried out in accordance with the approved plans.

RB2004/0682

Erection of boundary wall/fence (amendment to RB2003/124) at New Life Christian Centre, 103 Canklow Road Canklow for New Life Christian Centre

GRANTED CONDITIONALLY

Conditions Imposed:

01

In accordance with the permission hereby granted, the fencing shall be coated or painted in a dark green finish and the 'Crusader' style finial shall be coated or painted in a gold finish prior to installation on site.

Reasons for Conditions:

01

In the interests of visual amenity.

RB2004/0683

Ground floor rear extension at 27 Alpha Road East Dene for Olivia Balmer

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0684

Conservatory to rear at 20 Holmoak Close Swinton for Karl Brookes

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0687

Conversion of retail shop to a flat at 2A Claypit Lane Rawmarsh for Mr M Powell-Pepper

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02

Before the development is brought into use the existing gate to the south of the property shall be removed and placed at a distance not less than 5 metres from the footway.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

To ensure the provision of satisfactory parking space and avoid the necessity for the parking of vehicles on the highway in the interests of road safety.

RB2004/0688

Erection of a two storey detached dwellinghouse with room in roofspace at land adjacent 33/35 Booth Street Greasbrough for D J Whitaker

WITHDRAWN

RB2004/0689

New shop front at Unit 4B Retail World Stadium Way Parkgate for Arcadia Group Ltd

GRANTED

RB2004/0691

Side extension at St Thomas's Church Highthorn Road Kilnhurst for Rev N Elliott

GRANTED CONDITIONALLY

Conditions Imposed:

01

The west facing elevation of the extension shall be constructed in coursed natural stone to match the church and the north facing elevation shall be rendered in accordance with a colour/type to be submitted to and agreed with the Local Planning Authority.

02

Notwithstanding the submitted plan details of the roof covering to be submitted to and agreed by the Local Planning Authority and the development shall be implemented in accordance with the approved details.

Reasons for Conditions:

01

To ensure that appropriate materials are used in the construction of the development in the interests of the visual amenity.

02

To ensure the appropriate materials are used in the construction of the development in the interests of the visual amenity.

RB2004/0692

Single storey side extension and rear conservatory at 5 Avocet Way Thorpe Hesley for Mr A Pyott

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0693

Single storey rear extension at 22 Royds Avenue Whiston for Mrs Harvey

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02

Notwithstanding the provisions of Part 1 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any order revoking or re-enacting that Order), no additional windows or openings shall be formed in any part of the northeastern or southwestern elevations of the single-storey rear extension, unless approved otherwise in writing by the Local Planning Authority.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

In the interests of the residential amenity of the adjacent occupiers.

RB2004/0700

Conservatory at 21 Goose Lane Wickersley for Mr S Coles

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0701

Conservatory to rear at 35 Chestnut Road Swallownest for Mr Mozley and Ms Davies

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02

Before the development hereby approved is first brought into use the windows in the north east facing elevation shall be obscure glazed and thereafter retained as such unless otherwise agreed with the local Planning Authority.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

In the interests of the residential amenities of adjoining occupiers.

RB2004/0702

First floor extension over garage to form granny flat at 6 Wesley Place South Anston for Mr Gregory Trench

REFUSED

Reasons for Refusal:

01

The Council considers that the proposed extension is not sympathetic in architectural design in terms of its size, scale and massing. As such, the Council consider that the proposal would have an adverse visual impact on the Conservation Area and be contrary to Policy ENV 2.11 and related Supplementary Environment Guidance Note 3 - Development in Conservation Areas of the adopted Rotherham Unitary Development Plan.

02

The Council further considers that as a direct result of its height, mass and siting the proposed extension would have an overbearing impact upon the occupiers of neighbouring properties which would cause harm to the living conditions of the occupants, contrary to Policy ENV 3.1 - Development and the Environment of the Rotherham Unitary Development Plan.

RB2004/0704

Single storey rear extension at 21 Scarborough Road Wickersley for Mr and Mrs D A Hitchings

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02

[PC91*] The development shall only take place in accordance with the submitted details and specifications shown on the amended plans.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

[PR91] To ensure the development is carried out in accordance with the approved plans.

RB2004/0705

Formation of rooms in roofspace including enlargement to roof at 10 Swinston Hill Gardens Dinnington for Mr C Gavins

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0707

Conservatory to rear at 39 Warde Aldam Crescent Wickersley for Mr and Mrs Pepper

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0708

Single storey rear extension at 130 Pear Tree Avenue Bramley for Mr S Crookes

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0709

First floor side extension over existing at 26 Balmer Rise Bramley for Colin Noon

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02

The first floor side window adjacent to 28 Balmer Rise to be of obscure glass and to be

non opening and shall thereafter be retained as such.

03

The approved first floor side extension shall have no other openings, no glazed windows or any insertion into the first floor west exterior wall which is adjacent to the rear/side boundary of 28 Balmer Rise unless otherwise agreed in writing with the Local Planning Authority.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

In the interest of amenity.

03

In the interest of amenity.

RB2004/0710

Erection of replacement detached garage at 35 Belvedere Parade Bramley for Mr Steven Duke

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0711

Formation of a vehicular access at 121 High Street Swallownest for Richard Burrows

REFUSED

Reasons for Refusal:

01

The Council consider that the development will result in conflicting vehicular reversing movements in the heavily trafficked Class A 'High Street' in the vicinity of a highway bend where visibility is restricted and opposite a road junction, to the detriment of the free and safe flow of other traffic.

RB2004/0712

Two storey side and rear extension at 23 Lytham Avenue Dinnington for Mr Roberts

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02

No windows shall be inserted on the side elevations of the extension hereby approved facing no. 26 Lytham Avenue and no.21 Lytham Avenue unless otherwise agreed in writing by the Local Planning Authority.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

In the interests of long term residential amenity in accordance with Policy ENV 3.1 'Development and the Environment' of the Rotherham Unitary Development Plan.

RB2004/0713

Conservatory to rear and alterations to existing roof at The Granary, The Yews Haven Hill Firbeck for Mr J Clarke

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC52] No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

02

Details of the design, materials and specifications of all windows and doors on the conservatory hereby approved shall be submitted to and approved by the Local Planning Authority before development is commenced.

Reasons for Conditions:

01

[PR52] To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

In the interests of visual amenity in accordance with Policy ENV1.3 - Extensions to dwellings in the Green Belt of the Rotherham UDP.

RB2004/0716

Construction of replacement sewer overflow chamber including new equipment kiosk and associated landscaping works at land at Retford Road Woodhouse Mill for Yorkshire Water Services Ltd

GRANTED CONDITIONALLY

Conditions Imposed:

01

Before the development hereby approved is constructed on site, details of the fencing shall be submitted to and approved by the Local Planning Authority and the approved fencing implemented.

02

[PC39*] Landscaping of the site as shown on the approved plan shall be carried out during the first available planting season after commencement of the development and plants dying within five years of planting shall be replaced in a manner to be agreed with the Local Planning Authority.

Reasons for Conditions:

01

In the interests of the openness & character of the Green Belt.

02

[PR39] To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

RB2004/0718

Extension to existing warehouse at Unit 12 Braithwell Way Hellaby for Fleetgrant Pension Fund

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0719

Single storey side extension and conservatory at 17 Sexton Drive Bramley for Mr and Mrs J K Beck

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02

[PC82] The proposed building shall only be used for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any trade or business purposes.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

[PR82] To ensure that no adverse effect upon the amenities of the neighbourhood may arise out of the proposed development and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0722

Extension to industrial unit including internal offices at Unit 1 Nine Trees Trading Estate Morthen Road Thurcroft for Universal Properties (SY) Ltd

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0726

Single storey side extension and conversion of existing garage to playroom at 36 Duckham Drive Aston for Mr Daniels

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0727

Ground floor rear extension at 30 Conrad Drive Maltby for Mr and Mrs S Turner

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0728

Conservatory to rear at 66 Haigh Moor Way Fence for Mr C Earl and Miss K Caley

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02

Before the development hereby approved is first brought into use, the windows in the

north east facing elevation shall be obscure glazed and thereafter retained as such unless otherwise agreed in writing with the Local Planning Authority.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

In the interests of the residential amenities of adjoining occupiers.

RB2004/0729

Conservatory at 52 Millstone Drive Aston for Mrs S Baker

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0730

Porch extension at 91 Hepworth Drive Swallownest for Mr and Mrs Parker

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0734

Display of illuminated fascia signs at Unit 4B Retail World Stadium Way Parkgate for Arcadia Group Ltd

GRANTED

RB2004/0735

Two storey and single storey rear extensions (amendment to RB2004/0087) at 66 Holmes Lane Holmes for Mrs Asghar

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02

Notwithstanding the provisions of Part 1 Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking or re-enacting that Order), no additional windows or openings shall be formed in any part of the western or northern elevations of the two-storey extension on the northern boundary of the site, unless otherwise agreed in writing by the Local Planning Authority.

03

The proposed extensions shall only be used for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any trade or business purposes.

04

[PC83] The extension(s) hereby approved shall only be used as ancillary accommodation to the existing dwelling and shall not be used, either solely or by incorporation of other accommodation, as a separate additional dwelling.

05

The 3 metre high brick wall on the western boundary of the site shall be retained unless otherwise approved in writing by the Local Planning Authority.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

In the interests of the residential amenity of the adjacent occupiers.

03

To ensure that no adverse effect upon the amenities of the neighbourhood may arise out of the proposed development and in accordance with UDP Policy ENV 3.1 -

Development and the Environment.

04

[PR83] The Local Planning Authority does not consider the premises suitable for subdivision into separate dwelling units by reason of lack of space, amenity and car parking requirements.

05

In the interests of the residential amenity of the adjacent occupiers.

RB2004/0736

Single and two storey side extension and pitched roof to replace flat roof at 18 Brookside Herringthorpe for Mr Jones

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0737

Two storey side extension and single storey rear extension at 4 Newbiggin Close Parkgate for Mr Paul Spruce

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02

Notwithstanding the provisions of Part 1 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking or re-enacting that Order), no additional windows or openings shall be formed in any part of the Northern elevation of the two storey side extension, unless approved otherwise in writing by the Local Planning Authority.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

In the interests of the amenity of those properties adjacent to the development.

RB2004/0738

Single storey extension to front and side at 10 Manor Road Brampton Bierlow for Mr R Tully

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0739

Three storey rear extension and single storey rear extension including balcony at 91 Newhill Road Wath-upon-Deane for Mr M Parry

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC52] No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

02

[PC91*] The development shall only take place in accordance with the submitted details and specifications shown on the amended plans dated 5th April 2004.

Reasons for Conditions:

01

[PR52] To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

[PR92] In the interests of safe redevelopment and afteruse of this site and in accordance with UDP Policy 4.4 'Contaminated Land'.

RB2004/0740

Erection of two storey offices (amendment to RB2002/1718) at Land at Bradmarsh Business Park, Sheffield Road Bradmarsh Way Templeborough for Bournston Developments

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC52] No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

02

[PC44*] No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is brought into use.

03

[PC38] Within the first available planting season after the commencement of the development, trees and/or shrubs shall be planted on the site in accordance with a scheme to be submitted to, and approved by, the Local Planning Authority. Such scheme to provide for species, siting, planting distances, programme of planting and maintenance to establishment and any plants dying, removed or destroyed within five years of planting shall be replaced in a manner to be agreed with the Local Planning Authority.

04

[PC24] Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.

05

[PC27*] Before the development is brought into use the car parking area shown on the approved plan shall be provided, marked out and thereafter maintained for car parking.

06

[PC17*] Before the development is brought into use the sight lines indicated on the approved plan shall be rendered effective by removing or reducing the height of anything existing on the land between the sight line and the highway which obstructs visibility at any height greater than 900mm above the level of the nearside channel of the adjacent carriageway and the visibility thus provided shall be maintained.

07

The site shall be developed with separate systems of drainage for foul and surface water on and off site.

08

No development shall be brought into use until details of the proposed means of disposal of foul and surface water drainage have been submitted to and approved by the Local Planning Authority and the approved details shall thereafter be implemented.

09

Unless otherwise agreed in writing with the Local Planning Authority no piped discharge of surface water shall be discharged from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied until the completion of the approved foul drainage works.

11

[PC11] Surface water from areas likely to receive petrol/oil contamination (e.g. vehicle parking areas) shall be passed through effective oil/grit interceptors prior to discharge to any sewer or watercourse.

Reasons for Conditions:

01

[PR52] To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

[PR44] In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

03

[PR38] To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

04

[PR24A] To encourage drivers to make use of the parking spaces and to ensure that the use of the land for this purpose will not give rise to the deposit of mud and other extraneous material on the public highway in the interests of road safety.

05

[PR27] To ensure the provision of satisfactory garage/parking space and avoid the necessity for the parking of vehicles on the highway in the interests of road safety.

06

[PR17] To provide and maintain adequate visibility in the interests of road safety.

07

To ensure that the development can be properly drained.

08

To ensure that the development can be properly drained.

09

To ensure that the development can be properly drained.

10

[PR11] To prevent pollution of any watercourse in accordance with UDP policies ENV3.2 'Minimising the Impact of Development' and ENV3.7 'Control of Pollution'.

RB2004/0741

Two storey and single storey rear extension at 28 Sheep Cote Road Brecks for J Adams

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0742

Two storey side and rear and single storey front extension at 18 Osbert Road Broom for Mr and Mrs Marsh

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02

No window or opening shall be formed in the north west facing elevation of the extensions unless the Local Planning Authority has first granted planning permission.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

To avoid the possibility of overlooking in the interests of preserving the amenity of residents.

RB2004/0744

Conservatory at 15 Haworth Crescent Moorgate for Mr Salter

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0745

Conservatory to rear at 19 Potter Hill Greasbrough for Mr Martin Cooke

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0746

Two storey side extension at Ar Cobb Clough Road Thornhill for Mr and Mrs Chambers

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02

Notwithstanding the provisions of Part 1 of Schedule 2, Article 3 of the Town and

Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking or re-enacting that Order) no additional windows or openings shall be formed in any part of the southern elevation of the two-storey side extension, unless approved otherwise in writing by the Local Planning Authority.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

In the interests of the residential amenity of the adjacent occupiers.

RB2004/0747

Conservatory to rear and rear extension to garage to form store/wc at 43 Foxland Avenue Swinton for Mr P Wilson

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0748

Erection of a detached bungalow at Land adjacent to 87 Thrybergh Hall Road Rawmarsh for Mr C Windle

GRANTED CONDITIONALLY

Conditions Imposed:

01

No part of the portion of hedge marked X-Y on the attached plan shall be cut down, uprooted or destroyed without the written approval of the Local Planning Authority.

02

[PC40] No work or storage on the site shall commence until all the trees/shrubs to be retained have been protected by the erection of a strong durable 1.50 metre high barrier fence in accordance with B.S.5837. This shall be positioned in accordance with details to be submitted to and approved by the Local Planning Authority. The protective fencing shall be properly maintained and shall not be removed without the written approval of the Local Planning Authority until the development is completed. There shall be no alterations in ground levels, fires, use of plant, storage, mixing or stockpiling of materials

within the fenced areas.

03

[PC42*] Before the development is brought into use, a close boarded screen fence 2 metres in height shall be erected between the points marked A-B and A-C on the attached plan and shall thereafter be retained.

04

[PC52] No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

05

[PC91*] The development shall only take place in accordance with the submitted details and specifications shown on the amended plans.

06

[PC24] Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.

07

Notwithstanding the provisions of Part 1 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking or re-enacting that Order), no extensions or dormer windows shall be constructed unless approved otherwise in writing by the Local Planning Authority.

Reasons for Conditions:

01

In the interests of the visual amenities of the area.

02

[PR40] To ensure the trees/shrubs are protected during the construction of the development in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

03

[PR42] To provide an effective screen in the interests of amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'

04

[PR52] To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

05

[PR91] To ensure the development is carried out in accordance with the approved plans.

06

[PR24B] To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.

07

In the interests of the amenity of those occupiers adjacent to the development.

RB2004/0751

Porch at 6 Rosedale Road Aston for Mr Banks

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0752

Side and front extension to bungalow (amendment to RB2003/2180) at 23 Boyd Road Wath-upon-Deane for Mr P Waller and Miss T Holmes

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02

[PC24] Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

[PR24B] To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.

RB2004/0754

Two storey rear extension, formation of rooms in roofspace including window to new rear gable and new pitched roof to front bay windows at 11 Grange View Road Kimberworth for Mr Wayne Drury

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02

[PC91*] The development shall only take place in accordance with the submitted details and specifications shown on the amended plans received 26th May 2004.

03

Notwithstanding the provisions of Part 1 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking or re-enacting that Order), no additional windows or openings shall be formed in any part of the northern or southern elevations of the two-storey rear extension, unless approved otherwise in writing by the Local Planning Authority.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

[PR91] To ensure the development is carried out in accordance with the approved plans.

03

In the interests of the residential amenity of the adjacent occupiers.

RB2004/0763

Two storey side extension and rear conservatory at 8 Malwood Way Maltby for Mr R Allott and Mrs C Allott

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02

Before the development is brought into use the existing drive shall be widened to 5 metres with a corresponding increase in the width of the vehicular footway crossing and thereafter retained for parking purposes.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

[PR28] To ensure there is an adequate parking space clear of the highway in the interests of road safety.

RB2004/0764

First floor side extension and single storey front extension at 86 Sorby Way Wickersley for Mr and Mrs Underwood

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0765

Two storey side extension at 2 Greenfield Gardens Flanderwell for Mr and Mrs Hudspeth

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0766

Attached garage at 55 Olivers Way Catcliffe for Miss C L Garding

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02

The garage door to the development hereby approved shall not be less than 5m from the highway boundary.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

In the interests of highway safety.

RB2004/0767

Application for Lawful Development Certificate re: Existing use of premises for car repairs at 30 Laughton Road Thurcroft for L J Perrie

GRANTED

Reasons for Conditions:

01

The use of the premises for car repairs commenced more than ten years before the submission of this application, that is, before 7th April 1994.

RB2004/0769

Single storey side and rear extension and conservatory to rear at 73 Green Lane Wickersley for S Mullett

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the

development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0770

Change of use of amenity open space to extension to residential curtilage at land adjacent 33 Laycock Avenue Aston for Aston Cum Aughton Parish Council

REFUSED

Reasons for Refusal:

01

The proposed development would result in the loss of urban green space to the detriment of the amenities of the area and would thereby be in conflict with Policies ENV 3.1, ENV 5.1, ENV5.2 of the adopted Unitary Development Plan.

RB2004/0771

Listed Building Consent for the reconstruction of covered walkway to the rear of the property at Newhall Grange Newhall Lane Carr for Jill Willows

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC52] No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

02

[PC91*] The development shall only take place in accordance with the submitted details and specifications shown on the amended plans.

03

Details of the construction of the proposed windows including cross sections of the frame and glazing bars shall be submitted to the Local Planning Authority for its written approval prior to their fabrication

Reasons for Conditions:

01

[PR52] To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

[PR91] To ensure the development is carried out in accordance with the approved

plans.

03

To preserve the special character and interest of the Listed Building.

RB2004/0773

Two storey side extension at 29 Hollingswood Way Sunnyside for Mr M Jarvis

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0776

**Two storey side and single storey front extension at 32 Coalbrook Avenue
Woodhouse Mill for S Wales**

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0777

Extension to staff room at Anston Park Junior School Park Avenue North Anston for Anston Park Junior School

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0778

Two storey side extension at 33 Hollingswood Way Sunnyside for Mr S Place

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0779

New vehicular access at 50 Nursery Road North Anston for Miss T Russell

GRANTED CONDITIONALLY

Conditions Imposed:

01

The vehicle access crossing shall be a minimum 2.75 metres wide.

02

[PC24] Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.

03

[PC25] Two parking spaces, or a garage and a parking space, shall be provided for dwellings up to and including three bedrooms and a minimum of three parking spaces, or one garage and two parking spaces, shall be provided for dwellings with four bedrooms or more within the curtilage of each dwelling. No dwelling shall be occupied until the required garage and/or parking space(s) have been provided.

Reasons for Conditions:

01

To facilitate access to the site in the interest of road safety.

02

[PR24B] To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.

03

[PR25] To ensure the provision of satisfactory garage/parking space and avoid the necessity for the parking of vehicles on the highway in the interests of road safety.

RB2004/0780

Single storey side extension at 5 Serlby Lane Harthill for Mr P Joynes

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the

development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0784

Extension to entrance hall at 15 Redrock Road Moorgate for Mr and Mrs L Crofts

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0786

Two storey side and front and single storey front extension at 33 Campion Drive Swinton for Mr and Mrs Makin

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0790

Conservatory to rear at 11 Celandine Rise Swinton for Mr O Carnelly

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0791

Detached garage at 110 Haugh Road Rawmarsh for Mr Christopher Tonks

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC52] No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reasons for Conditions:

01

[PR52] To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0792

Conservatory to rear at 29 Dickens Road Rawmarsh for Mr D Brasher

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02

[PC91*] The development shall only take place in accordance with the submitted details and specifications shown on the amended plans dated 14th April 2004.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

[PR91] To ensure the development is carried out in accordance with the approved plans.

RB2004/0793

Retention of 2 boundary fence support stays at 180 Broom Lane Broom for Mr D Barley

GRANTED

RB2004/0798

Single storey rear extension at 9 Spinneyfield Broom for Mr Peter Barrall

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0802

Two storey side and rear, single storey rear and single storey front extension at 172 Hague Avenue Rawmarsh for Mr Wright

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0804

Application for Lawful Development Certificate Re: the installation of mezzanine floor within the existing food store as outlined in red on drawing No. WATHSP1C received by the Local Planning Authority on 16th April 2004 at Tesco Store, Biscay Way/ Whitworth Way Wath-upon-Deane for Tesco Stores Ltd

GRANTED

Conditions Imposed:

The Local Planning Authority is satisfied that the proposal is specifically excluded from the definition of development by Section 55(2) of the Town and Country Planning Act 1990 and, there is no planning condition or other legal limitation pertaining to the extent planning permission (Ref RB2002/1756) that would require planning permission to be granted for the proposal.

RB2004/0805

Two storey side extension, single storey front extension and single storey rear extension at 83 Racecourse Road Swinton for TH & D Gillott

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0813

Erection of extension to form medical centre and pharmacy without compliance with Condition 9 (Provision of Bus Lay-Bay) imposed by RB2003/260 at Doncaster Gate Hospital Doncaster Gate Rotherham Town Centre for Matrix Medical

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC52] No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

02

[PC17*] Before the development is brought into use the sight lines indicated on the attached plan shall be rendered effective by removing or reducing the height of anything existing on the land between the sight line and the highway which obstructs visibility at any height greater than 900mm above the level of the nearside channel of the adjacent carriageway and the visibility thus provided shall be maintained.

03

[PC24] Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.

04

[PC27*] Before the development is brought into use the car parking area shown on the approved plan shall be provided, marked out and thereafter maintained for car parking.

05

Before the development is brought into use the raised footpath links shown on the approved plan, shall be constructed and shall have a maximum gradient of 1 in 12.

06

The proposed internal vehicular access route shall operate on the one way system indicated on the approved plan and appropriate signs to this effect shall be erected on site and thereafter retained/maintained.

07

[PC38] Within the first available planting season after the commencement of the development, trees and/or shrubs shall be planted on the site in accordance with a scheme to be submitted to, and approved by, the Local Planning Authority. Such scheme to provide for species, siting, planting distances, programme of planting and maintenance to establishment and any plants dying, removed or destroyed within five years of planting shall be replaced in a manner to be agreed with the Local Planning Authority.

08

[PC40] No work or storage on the site shall commence until all the trees/shrubs to be retained have been protected by the erection of a strong durable 1.50 metre high barrier fence in accordance with B.S.5837. This shall be positioned in accordance with details to be submitted to and approved by the Local Planning Authority. The protective fencing shall be properly maintained and shall not be removed without the written approval of the Local Planning Authority until the development is completed. There shall be no alterations in ground levels, fires, use of plant, storage, mixing or stockpiling of materials within the fenced areas.

09

Prior to the commencement of development, the details of the proposed bus shelter and raising of the kerb as indicated on drawing no. figure1, Revision a, shall be submitted to and approved by the Local Planning Authority. The approved details shall be implemented before the development is brought into use.

10

The height and materials of the realigned, front boundary, retaining wall hereby permitted shall match the remaining front boundary wall.

Reasons for Conditions:

01

[PR52] To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

[PR17] To provide and maintain adequate visibility in the interests of road safety.

03

[PR24A] To encourage drivers to make use of the parking spaces and to ensure that the use of the land for this purpose will not give rise to the deposit of mud and other extraneous material on the public highway in the interests of road safety.

04

[PR27] To ensure the provision of satisfactory garage/parking space and avoid the necessity for the parking of vehicles on the highway in the interests of road safety.

05

In the interest of pedestrian accessibility to the site.

06

In the interests of highway safety.

07

[PR38] To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

08

[PR40] To ensure the trees/shrubs are protected during the construction of the development in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

09

In the interests of road safety and to improve public transport facilities at the site in the interests of the sustainable development of the site.

10

In the interests of the visual amenity of the area.

RB2004/0814

Single storey front and rear extension at 5 Burns Road Dinnington for Mr and Mrs Ireland

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0821

Single storey rear extension at 120 Morthen Road Wickersley for Mr Roskilly

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0825

Erection of a pair of semi detached dwellinghouses and garages at land adjacent to 3 Clarence Street Dinnington for Mr P Wainwright

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC52] No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

02

[PC17*] Before the development is brought into use the sight lines indicated on the attached plan shall be rendered effective by removing or reducing the height of anything existing on the land between the sight line and the highway which obstructs visibility at any height greater than 600mm above the level of the adjacent footway and the visibility thus provided shall be maintained.

03

[PC21*] When the proposed access has been brought into use, the existing access marked A - B on the attached plan shall be permanently closed and the footway/kerbline reinstated in accordance with details to be submitted to and approved by the Local Planning Authority.

04

[PC24] Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.

05

[PC44*] No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is brought into use.

Reasons for Conditions:

01

[PR52] To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

[PR17] To provide and maintain adequate visibility in the interests of road safety.

03

[PR21] In the interests of road safety.

04

[PR24B] To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.

05

[PR44] In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0838

Rear extension to warehouse at Victoria Buildings Victoria Street Kilnhurst for Lureflash International Ltd

GRANTED

RB2004/0840

Application for a Lawful Development Certificate re: use of land for caravan storage at Westfield Farm Barnsley Road Thorpe Hesley for Jean Haynes

GRANTED

Reasons for Conditions:

01

The use of the land for caravan storage commenced more than ten years before the submission of the application, that is before the 20th April 1994.

RB2004/0849

Notice of intention to erect an agricultural storage building at land at Brinsworth Road Brinsworth for D S Barber

PRIOR APPROVAL NOT REQUIRED

RB2004/0852

Change of use from retail to café at Unit 12 Rawmarsh Shopping Centre Bellows Parade Rawmarsh for Ms D Heydon

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC56] All cooking fumes shall be exhausted from the building via a suitable extraction and/or filtration system. This shall include discharges at a point not less than one metre above the highest point of the ridge of the building or any such position as may be agreed in writing by the Local Planning Authority prior to the commencement of the development. The extraction/filtration system shall be maintained and operated in accordance with the manufacturer's specifications, details of which shall be submitted to and approved by the Local Planning Authority prior to installation and it shall thereafter be operated effectively during cooking.

Reasons for Conditions:

01

[PR56] So as to ensure correct dispersion of cooking odours to avoid disamenity to the locality and in accordance with UDP Policy ENV3.7 'Control of Pollution'.

RB2004/0865

Two storey front extension at 134 Grange Road Broom for Mr P Jackson

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0880

Single storey rear extension and replacement detached garage at 2 Poplar Glade Wickersley for Mr G Barrs

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0900

Two storey side and rear extension at 103 Lister Street Clifton for Ms D K Millns

GRANTED CONDITIONALLY

Conditions Imposed:

01

[PC51] The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

02

Notwithstanding the provisions of Part 1 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking or re-enacting that Order), no additional windows or openings shall be formed in any part of the South-Eastern elevation of the two storey extension, unless approved otherwise in writing by the Local Planning Authority.

03

No garage door shall be fitted to the front of the carport without prior written permission of the Local Planning Authority.

Reasons for Conditions:

01

[PR51] In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

02

In the interests of the amenity of the occupiers of those properties adjacent to the proposed development.

03

In the interests of road safety.

PLANNING REGULATORY BOARD

DECISIONS TAKEN UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

RB2004/0242

Display of various illuminated signs at The Brecks East Bawtry Road Broom for Whitbread Restaurants

GRANTED

RB2004/0289

Two storey extensions to both sides, two storey & single storey front extension, single storey rear extension, formation of rooms in roofspace, install new windows to gables at second floor level, erection of a detached garage and formation of new vehicular access at 67 Station Road Kiveton Park for Mr & Mrs Bradley

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained
- 3 The development shall only take place in accordance with the submitted details and specifications shown on the amended plans submitted on 11th May 2004.
- 4 Before the development hereby approved is first brought into use, two car parking spaces in addition to the garage space shall be provided within the site boundary.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.
- 3 To ensure the development is carried out in accordance with the approved plans.

- 4 To ensure adequate parking provision free of the highway in accordance with UDP Supplementary Planning Guidance.

RB2004/0344

Two storey rear extension and loft conversion including dormer windows to front at 26 St Johns Road Eastwood for Mr Rafiq

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0375

Extension to office building at Bradmarsh Business Park Bradmarsh Way Templeborough for Bournston Developments Ltd

GRANTED CONDITIONALLY

Conditions:

- 1 Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.
- 2 Before the development is brought into use the car parking area shown on the approved plan shall be provided, marked out and thereafter maintained for car parking.
- 3 Within the first available planting season after the commencement of the development, trees and/or shrubs shall be planted on the site in accordance with a scheme to be submitted to, and approved by, the Local Planning Authority. Such scheme to provide for species, siting, planting distances, programme of planting and maintenance to establishment and any plants dying, removed or destroyed within five years of planting shall be replaced in a manner to be agreed with the Local Planning Authority.

- 4 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
- 5 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is brought into use.
- 6 Before the development is brought into use the sight lines indicated on the approved plan shall be rendered effective by removing or reducing the height of anything existing on the land between the sight line and the highway which obstructs visibility at any height greater than 900mm above the level of the nearside channel of the adjacent carriageway and the visibility thus provided shall be maintained.
- 7 Before the development is commenced road sections, constructional and drainage details shall be submitted to and approved by the Local Planning Authority.

Reasons:

- 1 To encourage drivers to make use of the parking spaces and to ensure that the use of the land for this purpose will not give rise to the deposit of mud and other extraneous material on the public highway in the interests of road safety.
- 2 To ensure the provision of satisfactory garage/parking space and avoid the necessity for the parking of vehicles on the highway in the interests of road safety.
- 3 To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.
- 4 To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 5 In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 6 To provide and maintain adequate visibility in the interests of road safety.
- 7 No details having been submitted they are reserved for approval.

RB2004/0404

Change of use of land as travellers showpeople's site for residential use, storage and maintenance of equipment at Land off Derwent Way Wath-upon-Dearne for Mr Percival and J Barwick

WITHDRAWN

RB2004/0436

Erection of detached dormer bungalow with integral garage and formation of new vehicular access off Lakeland Drive at land rear 49 Woodsetts Road North Anston for Mr and Mrs C Lilley

GRANTED CONDITIONALLY

Conditions:

- 1 The area denoted by the sight lines indicated on the submitted plan shall be cleared and remain clear of all obstructions to visibility in excess of 600 mm in height measured above the nearside road channel.
- 2 Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.
- 3 No tree shall be cut down, uprooted or destroyed nor shall any tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any pruning works approved shall be carried out in accordance with British Standard 3998 (Tree Work). If any tree is removed, uprooted or destroyed or dies, another tree shall be planted in the immediate area and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.
- 4 Within the first available planting season after the commencement of the development, trees and/or shrubs shall be planted on the site in accordance with a scheme to be submitted to, and approved by, the Local Planning Authority. Such scheme to provide for species, siting, planting distances, programme of planting and maintenance to establishment and any plants dying, removed or destroyed within five years of planting shall be replaced in a manner to be agreed with the Local Planning Authority.

- 5 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling hereby approved is first occupied.
- 6 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reasons:

- 1 In the interests of road safety.
- 2 To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.
- 3 In the interests of the visual amenities of the area and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.
- 4 To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.
- 5 In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 6 To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0449

Two storey side extension and single storey rear extension at 22 Priestley Avenue Rawmarsh for Mr Mark Oates

GRANTED CONDITIONALLY

Conditions:

- 1 In accordance with the permission hereby approved the width of the drive and the footway crossing shall be increased to 5 metres.
- 2 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons:

- 1 In the interests of highway/pedestrian safety.
- 2 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0499

Erection of stables and hay store at land to rear of 7 Bellwood Court Ravenfield for Mr Eastwood

GRANTED CONDITIONALLY

Conditions:

- 1 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
- 2 The stable block and hay store shall not be used for any trade or business purposes including the keeping of horses for the purpose of instruction or hire and livery use.
- 3 Prior to the commencement of development, details of the disposal and storage of all waste produced and/or stored at the premises shall be submitted to and approved in writing with the Local Planning Authority.

Reasons:

- 1 To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 The council does not consider that the site is suitable for a more commercial operation by virtue of its proximity to residential properties (Bellwood Court) and unsuitable access arrangements.
- 3 In the interests of the amenities of the occupiers of adjacent dwellings (Bellwood Court/Radford Close) and in accordance with UDP Policy ENV 3.7 'Control of Pollution'.

RB2004/0521

Two storey side extension and conservatory to rear at 1 California Drive Catcliffe for Mr Oldfield

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0540

Erection of 1.5m high security fencing at Wath Golf Club Abdy Lane Wath-upon-Dearne for Wath Golf Club

WITHDRAWN

RB2004/0596

Two storey side extension at 6 The Paddocks Thrybergh for Mr and Mrs B White

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 Before the development is brought into use, the parking space shown on the approved plan shall be provided and thereafter maintained for car parking

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

- 4 To ensure the provision of satisfactory parking and avoid the need for the parking of vehicles on the highway in the interests of road safety.

RB2004/0598

First floor side extension at 123 Kiveton Lane Todwick for Mr R Simpson and Mrs B Alderton

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0599

Installation of LPG storage tank and dispensing pump at Woodall Service Area Southbound M1 Motorway Woodall for Shell UK Retail

GRANTED

RB2004/0600

Two storey dormer style side extension at 46 Marlborough Rise Aston for Mrs S Smith

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0601

Conservatory to rear at 9 Grangewood Road Laughton-en-le-Morthen for Mr and Mrs Turner

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 The side elevation (facing No. 7 Grangewood Road) of the conservatory hereby approved, shall be fitted with obscured glazing and retained and maintained as such unless agreed otherwise, in writing, by the Local Planning Authority.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 In the interests of residential amenity.

RB2004/0602

Extension to restaurant at Pizza Hut Unit 21 Retail World Stadium Way Parkgate for Pizza Hut (UK) Ltd

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0610

Two storey side extension at 2 Aldervale Close Swinton for Richard W Akers

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 The driveway fronting the garage shall be a minimum of 5.0 metres in length. Accordingly, no garage door shall be fitted to the proposed canopy without the prior consent of the Local Planning Authority.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 To ensure there is an adequate parking space clear of the highway in the interests of road safety.

RB2004/0616

Two storey side, single storey front & rear extensions at 23 Howlett Drive Brinsworth for Mr and Mrs Burtoft

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 The driveway shall be a minimum of 5 metres in length.
- 3 Details of the proposed utility room door on the front of the property shall be submitted to and approved by the Local Planning Authority and the development shall be carried out in accordance with the approved details

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

- 2 To ensure there is an adequate parking space clear of the highway in the interests of road safety.
- 3 In the interests of the development making a positive contribution to the street scene and in accordance with UDP Policy ENV3.1 Development in the Environment.

RB2004/0621

Erection of three 5m floodlight columns and a 6m floodlight lattice tower at land at Canklow Industrial Estate West Bawtry Road Moorgate for Travis Perkins Trading Co Ltd

GRANTED CONDITIONALLY

Condition:

The floodlights mounted on the 5 metre high columns shall be angled and shielded so that no direct light shall be visible on the highway. The luminance shall be of an intensity specified in the details accompanying the application.

Reason:

In order to prevent glare caused to drivers on the adjacent highway and the carriageway to the north.

RB2004/0622

Two storey side extension at 36 Haigh Court Brampton Bierlow for Mr and Mrs Greaves

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0628

Single storey rear extension to form additional bedrooms, bathrooms and sitting room at Sovereign House, 9/11 Knollbeck Crescent Brampton Bierlow for Dr N A Salam

GRANTED CONDITIONALLY

Conditions:

- 1 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
- 2 Prior to the first use of the development, a 2 m high, screen, boundary treatments shall be erected along the entire length of the east and west boundaries, the details of which shall be submitted to and approved by the Local Planning Authority in writing.

Reasons:

- 1 To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 In the interests of the amenity of adjacent residents and the appearance of the area.

RB2004/0631

Two storey side and front extensions at 9 Brecks Lane Herringthorpe for Mrs B Brier

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 The development shall only take place in accordance with the submitted details and specifications shown on the amended plans.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 To ensure the development is carried out in accordance with the approved plans.

RB2004/0632

Single storey rear extension at The Stables 7 Brook Farm Mews Wath-upon-Dearne for Mr and Mrs B Bettney

GRANTED CONDITIONALLY

Conditions:

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reason:

To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0633

Listed building consent for single storey rear extension at The Stables 7 Brook Farm Mews Wath-upon-Dearne for Mr and Mrs B Bettney

GRANTED CONDITIONALLY

Condition:

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reason:

To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1

‘Development and the Environment’.

RB2004/0638

Change of use from A1 (retail) to A3 (food and drink) at 32 Wellgate Rotherham Town Centre for Batish Investments Ltd

GRANTED CONDITIONALLY

Condition:

All cooking fumes shall be exhausted from the building via a suitable extraction and/or filtration system. This shall include discharges at a point not less than one metre above the highest point of the ridge of the building or any such position as may be agreed in writing by the Local Planning Authority prior to the commencement of the development. The extraction/filtration system shall be maintained and operated in accordance with the manufacturer's specifications, details of which shall be submitted to and approved by the Local Planning Authority prior to installation and it shall thereafter be operated effectively during cooking.

Reason:

So as to ensure correct dispersion of cooking odours to avoid disamenity to the locality and in accordance with UDP Policy ENV3.7 ‘Control of Pollution’.

RB2004/0640

Use of land as extension to residential curtilage at 2 Goodwin Road Wingfield for Mr and Mrs Jendrzewski

GRANTED CONDITIONALLY

Condition:

The development shall only take place in accordance with the submitted details and specifications shown on the amended boundary details dated 12 May 2004.

Reason:

[To ensure the development is carried out in accordance with the approved plans.

RB2004/0641

Erection of storage building at Unit 1 Taylors Close Parkgate for Stuart Peace (Fibreglass) Ltd

GRANTED CONDITIONALLY

Condition:

Unless otherwise agreed in writing by the Local Planning Authority, no building or other obstruction shall be located over or within 3 metres either side of the centre line of the water main, (i.e. a protected strip width of 6 metres), that crosses the site.

Reason:

In order to allow sufficient access for maintenance and repair work at all times.

RB2004/0642

First floor side extension with rear ballustrade to bedroom at 33 Craven Street Parkgate for Mark McGrail

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 Development to be carried out in accordance with the details and specifications shown on the amended plans.
- 3 No windows or other openings shall be permitted on the northern elevation of the proposed development.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 To ensure the development is carried out in accordance with the approved plans.
- 3 In the interests of the amenity of those properties neighbouring the development.

RB2004/0643

Erection of single storey side extension to form garage, formation of rooms in roofspace and new dormer windows to front and rear with new vehicular access off Worksop Road and conversion of existing garage to form additional living accommodation at 47 Worksop Road Woodsetts for Mr Kliner

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.

RB2004/0647

Formations of rooms in roofspace with dormer windows to rear at 31 Bevan Crescent Maltby for Mr and Mrs A Oldham

REFUSED

Reason:

The Council considers that the dormer windows, by way of their size, design and siting would have an unacceptable effect on the visual appearance of the bungalow itself and the line of single storey bungalows in the street, would introduce an odd and incongruous element to the street scene, and would set an undesirable precedent for similar proposals in the area. As such, the proposals would conflict with Unitary Development Plan Policy - ENV 3.1'Development and the Environment', and Supplementary Housing Guidance 1, Householder Development 'Adding rooms in the roof space'.

RB2004/0649

Two storey side extension and single front extension at 4 Nursery Road North Anston for Mr and Mrs K Dearing

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.
- 3 Before the extension hereby approved is first occupied, a vehicle parking bay shall be provided and brought into use as on the attached plan, unless agreed otherwise, in writing by the Local Planning Authority and shall thereafter be retained and maintained as such.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.
- 3 In the interests of road safety.

RB2004/0651

Two storey side and single storey front extension at 30 Warren Road Wickersley for Mr and Mrs D Cornall

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam,

block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.

RB2004/0654

Erection of a sectional garage at Land at Alexandra Road Swallownest for R Taylor

GRANTED CONDITIONALLY

Condition:

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reason:

To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0655

Two storey side extension at 2 Askam Court Bramley for Mr J Hinchcliffe

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0656

Erection of a steel portal framed storage building at LUK (UK) Ltd Waleswood Road Waleswood for LUK (UK) Ltd

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0658

Two storey side extension at 1 Newington Drive Aston for Mr Monaghan

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0660

Two storey side and rear extension at 43 Redgrave Place Flanderwell for Mr Brookes

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 No garage door shall be fitted to the front of the car port without the prior permission of the Local Planning Authority.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 In the interests of road safety.

RB2004/0661

Two storey side extension at 37 Grasby Court Bramley for Craig Hall

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0662

First floor side extension at 4 Foster Road Wickersley for Mr and Mrs C Wells

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 The window to bedroom 4 shall be fitted with obscure glazing and be non-opening, as detailed on the submitted plans, and retained as such thereafter.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 In the interests of the amenities of the occupiers of neighbouring properties.

RB2004/0665

Erection of detached dwelling with garage at land at 10 Wentworth Place Scholes for Mr & Mrs A Firth

WITHDRAWN

RB2004/0669

Erection of 4 detached dwelling houses (amendment to RB2000/0737) at Plots 6-9 land off Piccadilly Road Swinton for T H Homes Ltd

GRANTED CONDITIONALLY

Conditions:

- 1 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
- 2 Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.
- 3 Before the development is commenced road sections, constructional and drainage details shall be submitted to and approved by the Local Planning Authority.
- 4 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is occupied.
- 5 The site shall be developed with separate systems of drainage for foul and surface water, on and off site.

- 6 Details of the proposed means of disposal of foul and surface water drainage, including details of any off-site work, shall be submitted to and approved by the Local Planning Authority and the development shall not be brought into use until such approved details are implemented.
- 7 No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences.
- 8 No work or storage on the site shall commence until all the trees/shrubs to be retained have been protected by the erection of a strong durable 1.50 metre high barrier fence in accordance with B.S.5837. This shall be positioned in accordance with details to be submitted to and approved by the Local Planning Authority. The protective fencing shall be properly maintained and shall not be removed without the written approval of the Local Planning Authority until the development is completed. There shall be no alterations in ground levels, fires, use of plant, storage, mixing or stockpiling of materials within the fenced areas.
- 9 Within the first available planting season after the commencement of the development, trees and/or shrubs shall be planted on the site in accordance with a scheme to be submitted to, and approved by, the Local Planning Authority. Such scheme to provide for species, siting, planting distances, programme of planting and maintenance to establishment and any plants dying, removed or destroyed within five years of planting shall be replaced in a manner to be agreed with the Local Planning Authority.
- 10 All tree works shall be carried out in accordance with B.S.3998: 1989. A schedule of all tree works shall be submitted to and approved by the Local Planning Authority before any work commences and no tree work shall commence until the applicant or his contractor has given at least seven days notice of the intended starting date to the Local Planning Authority.
- 11 No tree shall be cut down, uprooted or destroyed nor shall any tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any pruning works approved shall be carried out in accordance with British Standard 3998(Tree Work). If any tree is removed, uprooted or destroyed or dies, another tree shall be planted in the immediate area and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.
- 12 The hedge along the south eastern boundary shall be retained on the site.
- 13 In accordance with permission hereby granted 2 no. parking spaces in addition to garaging accommodation shall be provided at plots 7 and 8. This will require the proposed driveways to be widened to 5 metres.

Reasons:

- 1 To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.
- 3 No details having been submitted they are reserved for approval.
- 4 In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 5 In the interests of satisfactory drainage.
- 6 To ensure that the development can be properly drained in accordance with UDP policies ENV3.2 'Minimising the Impact of Development' and ENV3.7 'Control of Pollution'.
- 7 To ensure that the site is properly drained and surface water is not discharged to the foul sewerage system which will prevent overloading.
- 8 To ensure the trees/shrubs are protected during the construction of the development in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.
- 9 To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.
- 10 To ensure the tree works are carried out in a manner which will maintain the health and appearance of the trees in the interests of the visual amenities of the area and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.
- 11 In the interests of the visual amenities of the area and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.
- 12 In the interests of visual amenity.
- 13 To ensure the provision of satisfactory garage/parking space and avoid the

necessity for the parking of vehicles on the highway in the interests of road safety.

RB2004/0670

Retrospective application for the use of premises for washing cars at 125 Ferham Road Holmes for Omar Sadique

GRANTED CONDITIONALLY

Conditions:

- 1 No vehicles which have been left with or are in control of the applicant shall be stored or parked in Meadow Street/Ferham Road.
- 2 The use hereby permitted shall only be open to customers or for deliveries between the hours of 10.00 - 18.00 Mondays to Saturdays and 11.00 - 17.00 on Sundays and 11.00 - 17.00 Bank Holidays.
- 3 Details of the proposed means of disposal of foul and surface water drainage, including details of any off-site work, shall be submitted to and approved by the Local Planning Authority and the development shall not be brought into use until such approved details are implemented.

Reasons:

- 1 In the interests of road safety.
- 2 In the interests of the residential amenity of the occupiers of dwellings in close proximity to the site.
- 3 To ensure that the development can be properly drained in accordance with UDP policies ENV3.2 'Minimising the Impact of Development' and ENV3.7 'Control of Pollution'.

RB2004/0671

Two storey rear and side extension and single storey side extension at 59 Newman Road Moorgate for Mr & Mrs H Alloub

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development

hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0674

Two storey side extension at 21 Webster Crescent Kimberworth for Mr & Mrs D Woodruff

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0675

First floor rear extension over existing at 591 Upper Wortley Road Thorpe Hesley for Mr & Mrs C Tteralli

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 The development shall only take place in accordance with the submitted details and specifications shown on the amended plans dated 20th May 2004.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 To ensure the development is carried out in accordance with the approved plans.

RB2004/0676

Single storey front extension at 5 Lodge Lane Thorpe Hesley for A R Cooke & M Cooke

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 Notwithstanding the provisions of Part 1 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking or re-enacting that Order), no additional windows or openings shall be formed in any part of the northern elevation of the single-storey front extension, unless approved otherwise in writing by the Local Planning Authority.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 In the interests of the residential amenity of the adjacent occupiers.

RB2004/0677

Formation of rooms in roofspace, install dormer window to front, erection of single storey rear extension and front entrance canopy at 7 Green Street Greasbrough for Mr J Sanderson

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 The development shall only take place in accordance with the submitted details and specifications shown on the amended plans dated 25th May 2004.

Reasons:

- 1 To ensure that appropriate materials are used in the construction of the

development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

- 2 In the interests of safe redevelopment and afteruse of this site and in accordance with UDP Policy 4.4 'Contaminated Land'.

RB2004/0678

Conservatory to rear at 98 Woodfoot Road Moorgate for Mr & Mrs Chapman

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0679

First floor side and rear extension and first floor front and side extension at 11 Beech Avenue Brecks for Mr & Mrs Underwood

GRANTED CONDITIONALLY

Conditions:

- 1 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
- 2 The development shall only take place in accordance with the submitted details and specifications shown on the amended plans.

Reasons:

- 1 To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 To ensure the development is carried out in accordance with the approved plans.

RB2004/0682

Erection of boundary wall/fence (amendment to RB2003/124) at New Life Christian Centre, 103 Canklow Road Canklow for New Life Christian Centre

GRANTED CONDITIONALLY

Condition:

In accordance with the permission hereby granted, the fencing shall be coated or painted in a dark green finish and the 'Crusader' style finial shall be coated or painted in a gold finish prior to installation on site.

Reason:

In the interests of visual amenity.

RB2004/0683

Ground floor rear extension at 27 Alpha Road East Dene for Olivia Balmer

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0684

Conservatory to rear at 20 Holmoak Close Swinton for Karl Brookes

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0687

Conversion of retail shop to a flat at 2A Claypit Lane Rawmarsh for Mr M Powell-Pepper

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 Before the development is brought into use the existing gate to the south of the property shall be removed and placed at a distance not less than 5 metres from the footway.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 To ensure the provision of satisfactory parking space and avoid the necessity for the parking of vehicles on the highway in the interests of road safety.

RB2004/0688

Erection of a two storey detached dwellinghouse with room in roofspace at land adjacent 33/35 Booth Street Greasbrough for D J Whitaker

WITHDRAWN

RB2004/0689

New shop front at Unit 4B Retail World Stadium Way Parkgate for Arcadia Group Ltd

GRANTED

RB2004/0691

Side extension at St Thomas's Church Highbury Road Kilnhurst for Rev N Elliott

GRANTED CONDITIONALLY

Conditions:

- 1 The west facing elevation of the extension shall be constructed in coursed natural stone to match the church and the north facing elevation shall be rendered in accordance with a colour/type to be submitted to and agreed with the Local Planning Authority.
- 2 Notwithstanding the submitted plan details of the roof covering to be submitted to and agreed by the Local Planning Authority and the development shall be implemented in accordance with the approved details.

Reasons:

- 1 To ensure that appropriate materials are used in the construction of the development in the interests of the visual amenity.
- 2 To ensure the appropriate materials are used in the construction of the development in the interests of the visual amenity.

RB2004/0692

Single storey side extension and rear conservatory at 5 Avocet Way Thorpe Hesley for Mr A Pyott

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0693

Single storey rear extension at 22 Royds Avenue Whiston for Mrs Harvey

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 Notwithstanding the provisions of Part 1 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any order revoking or re-enacting that Order), no additional windows or openings shall be formed in any part of the northeastern or southwestern elevations of the single-storey rear extension, unless approved otherwise in writing by the Local Planning Authority.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 In the interests of the residential amenity of the adjacent occupiers.

RB2004/0700
Conservatory at 21 Goose Lane Wickersley for Mr S Coles
GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0701
Conservatory to rear at 35 Chestnut Road Swallownest for Mr Mozley and Ms Davies
GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 Before the development hereby approved is first brought into use the windows in the north east facing elevation shall be obscure glazed and thereafter retained as such unless otherwise agreed with the local Planning Authority.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 In the interests of the residential amenities of adjoining occupiers.

RB2004/0702

First floor extension over garage to form granny flat at 6 Wesley Place South Anston for Mr Gregory Trench

REFUSED

Reasons:

- 1 The Council considers that the proposed extension is not sympathetic in architectural design in terms of its size, scale and massing. As such, the Council consider that the proposal would have an adverse visual impact on the Conservation Area and be contrary to Policy ENV 2.11 and related Supplementary Environment Guidance Note 3 - Development in Conservation Areas of the adopted Rotherham Unitary Development Plan.
- 2 The Council further considers that as a direct result of its height, mass and siting the proposed extension would have an overbearing impact upon the occupiers of neighbouring properties which would cause harm to the living conditions of the occupants, contrary to Policy ENV 3.1 - Development and the Environment of the Rotherham Unitary Development Plan.

RB2004/0704

Single storey rear extension at 21 Scarborough Road Wickersley for Mr and Mrs D A Hitchings

GRANTED CONDITIONALLY

Condition:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 The development shall only take place in accordance with the submitted details and specifications shown on the amended plans.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 To ensure the development is carried out in accordance with the approved plans.

RB2004/0705

Formation of rooms in roofspace including enlargement to roof at 10 Swinston Hill Gardens Dinnington for Mr C Gavins

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0707

Conservatory to rear at 39 Warde Aldam Crescent Wickersley for Mr and Mrs Pepper

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reasons:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0708

Single storey rear extension at 130 Pear Tree Avenue Bramley for Mr S Crookes

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0709

First floor side extension over existing at 26 Balmer Rise Bramley for Colin Noon

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 The first floor side window adjacent to 28 Balmer Rise to be of obscure glass and to be non opening and shall thereafter be retained as such.
- 3 The approved first floor side extension shall have no other openings, no glazed windows or any insertion into the first floor west exterior wall which is adjacent to the rear/side boundary of 28 Balmer Rise unless otherwise agreed in writing with the Local Planning Authority.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 In the interest of amenity.
- 3 In the interest of amenity.

RB2004/0710

Erection of replacement detached garage at 35 Belvedere Parade Bramley for Mr Steven Duke

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0711

Formation of a vehicular access at 121 High Street Swallownest for Richard Burrows

REFUSED

Reason:

The Council consider that the development will result in conflicting vehicular reversing movements in the heavily trafficked Class A 'High Street' in the vicinity of a highway bend where visibility is restricted and opposite a road junction, to the detriment of the free and safe flow of other traffic.

RB2004/0712

Two storey side and rear extension at 23 Lytham Avenue Dinnington for Mr Roberts

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 No windows shall be inserted on the side elevations of the extension hereby approved facing no. 26 Lytham Avenue and no.21 Lytham Avenue unless otherwise agreed in writing by the Local Planning Authority.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 In the interests of long term residential amenity in accordance with Policy ENV 3.1 'Development and the Environment' of the Rotherham Unitary Development Plan.

RB2004/0713

Conservatory to rear and alterations to existing roof at The Granary, The Yews Haven Hill Firbeck for Mr J Clarke

GRANTED CONDITIONALLY

Conditions:

- 1 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
- 2 Details of the design, materials and specifications of all windows and doors on the conservatory hereby approved shall be submitted to and approved by the Local Planning Authority before development is commenced.

Reasons:

- 1 To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 In the interests of visual amenity in accordance with Policy ENV1.3 - Extensions to dwellings in the Green Belt of the Rotherham UDP.

RB2004/0716

Construction of replacement sewer overflow chamber including new equipment kiosk and associated landscaping works at land at Retford Road Woodhouse Mill for Yorkshire Water Services Ltd

GRANTED CONDITIONALLY

Conditions:

- 1 Before the development hereby approved is constructed on site, details of the fencing shall be submitted to and approved by the Local Planning Authority and the approved fencing implemented.
- 2 Landscaping of the site as shown on the approved plan shall be carried out during the first available planting season after commencement of the development and plants dying within five years of planting shall be replaced in a manner to be agreed with the Local Planning Authority.

Reasons:

- 1 In the interests of the openness & character of the Green Belt.
- 2 To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

RB2004/0718

Extension to existing warehouse at Unit 12 Braithwell Way Hellaby for Fleetgrant Pension Fund

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0719

Single storey side extension and conservatory at 17 Sexton Drive Bramley for Mr and Mrs J K Beck

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 The proposed building shall only be used for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any trade or business purposes.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 To ensure that no adverse effect upon the amenities of the neighbourhood may arise out of the proposed development and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0722

Extension to industrial unit including internal offices at Unit 1 Nine Trees Trading Estate Morthen Road Thurcroft for Universal Properties (SY) Ltd

GRANTED CONDITIONALLY

Condition:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0726

Single storey side extension and conversion of existing garage to playroom at 36 Duckham Drive Aston for Mr Daniels

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0727

Ground floor rear extension at 30 Conrad Drive Maltby for Mr and Mrs S Turner

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0728

Conservatory to rear at 66 Haigh Moor Way Fence for Mr C Earl and Miss K Caley

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 Before the development hereby approved is first brought into use, the windows in the north east facing elevation shall be obscure glazed and thereafter retained as such unless otherwise agreed in writing with the Local Planning Authority.

Reasons:

1. In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 In the interests of the residential amenities of adjoining occupiers.

RB2004/0729

Conservatory at 52 Millstone Drive Aston for Mrs S Baker

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0730

Porch extension at 91 Hepworth Drive Swallownest for Mr and Mrs Parker

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0734

Display of illuminated fascia signs at Unit 4B Retail World Stadium Way Parkgate for Arcadia Group Ltd

GRANTED

RB2004/0735

Two storey and single storey rear extensions (amendment to RB2004/0087) at 66 Holmes Lane Holmes for Mrs Asghar

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 Notwithstanding the provisions of Part 1 Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking or re-enacting that Order), no additional windows or openings shall be formed in any part of the western or northern elevations of the two-storey extension on the northern boundary of the site, unless otherwise agreed in writing by the Local Planning Authority.
- 3 The proposed extensions shall only be used for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any trade or business purposes.
- 4 The extension(s) hereby approved shall only be used as ancillary accommodation to the existing dwelling and shall not be used, either solely or by incorporation of other accommodation, as a separate additional dwelling.
- 5 The 3 metre high brick wall on the western boundary of the site shall be retained unless otherwise approved in writing by the Local Planning Authority.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 In the interests of the residential amenity of the adjacent occupiers.
- 3 To ensure that no adverse effect upon the amenities of the neighbourhood may arise out of the proposed development and in accordance with UDP Policy ENV 3.1 - Development and the Environment.
- 4 The Local Planning Authority does not consider the premises suitable for subdivision into separate dwelling units by reason of lack of space, amenity and car parking requirements.
- 5 In the interests of the residential amenity of the adjacent occupiers.

RB2004/0736

Single and two storey side extension and pitched roof to replace flat roof at 18 Brookside Herringthorpe for Mr Jones

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0737

Two storey side extension and single storey rear extension at 4 Newbiggin Close Parkgate for Mr Paul Spruce

GRANTED CONDITIONALLY

Condition:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 Notwithstanding the provisions of Part 1 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking or re-enacting that Order), no additional windows or openings shall be formed in any part of the Northern elevation of the two storey side extension, unless approved otherwise in writing by the Local Planning Authority.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 In the interests of the amenity of those properties adjacent to the development.

RB2004/0738

Single storey extension to front and side at 10 Manor Road Brampton Bierlow for Mr R Tully

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0739

Three storey rear extension and single storey rear extension including balcony at 91 Newhill Road Wath-upon-Deane for Mr M Parry

GRANTED CONDITIONALLY

Conditions:

- 1 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
- 2 The development shall only take place in accordance with the submitted details and specifications shown on the amended plans dated 5th April 2004.

Reasons:

- 1 To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 In the interests of safe redevelopment and afteruse of this site and in accordance with UDP Policy 4.4 'Contaminated Land'.

RB2004/0740

Erection of two storey offices (amendment to RB2002/1718) at Land at Bradmarsh Business Park, Sheffield Road Bradmarsh Way Templeborough for Bournston Developments

GRANTED CONDITIONALLY

Conditions:

- 1 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
- 2 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is brought into use.
- 3 Within the first available planting season after the commencement of the development, trees and/or shrubs shall be planted on the site in accordance with a scheme to be submitted to, and approved by, the Local Planning Authority. Such scheme to provide for species, siting, planting distances, programme of planting and maintenance to establishment and any plants dying, removed or destroyed within five years of planting shall be replaced in a manner to be agreed with the Local Planning Authority.
- 4 Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.
- 5 Before the development is brought into use the car parking area shown on the approved plan shall be provided, marked out and thereafter maintained for car parking.
- 6 Before the development is brought into use the sight lines indicated on the approved plan shall be rendered effective by removing or reducing the height of anything existing on the land between the sight line and the highway which obstructs visibility at any height greater than 900mm above the level of the nearside channel of the adjacent carriageway and the visibility thus provided shall be maintained.
- 7 The site shall be developed with separate systems of drainage for foul and surface water on and off site.
- 8 No development shall be brought into use until details of the proposed means of disposal of foul and surface water drainage have been submitted to and

approved by the Local Planning Authority and the approved details shall thereafter be implemented.

- 9 Unless otherwise agreed in writing with the Local Planning Authority no piped discharge of surface water shall be discharged from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied until the completion of the approved foul drainage works.
- 10 Surface water from areas likely to receive petrol/oil contamination (e.g. vehicle parking areas) shall be passed through effective oil/grit interceptors prior to discharge to any sewer or watercourse.

Reasons:

- 1 To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 3 To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.
- 4 To encourage drivers to make use of the parking spaces and to ensure that the use of the land for this purpose will not give rise to the deposit of mud and other extraneous material on the public highway in the interests of road safety.
- 5 To ensure the provision of satisfactory garage/parking space and avoid the necessity for the parking of vehicles on the highway in the interests of road safety.
- 6 To provide and maintain adequate visibility in the interests of road safety.
- 7 To ensure that the development can be properly drained.
- 8 To ensure that the development can be properly drained.
- 9 To ensure that the development can be properly drained.
- 10 To prevent pollution of any watercourse in accordance with UDP policies ENV3.2 'Minimising the Impact of Development' and ENV3.7 'Control of Pollution'.

RB2004/0741

Two storey and single storey rear extension at 28 Sheep Cote Road Brecks for J Adams

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0742

Two storey side and rear and single storey front extension at 18 Osbert Road Broom for Mr and Mrs Marsh

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 No window or opening shall be formed in the north west facing elevation of the extensions unless the Local Planning Authority has first granted planning permission.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 To avoid the possibility of overlooking in the interests of preserving the amenity of residents.

RB2004/0744

Conservatory at 15 Haworth Crescent Moorgate for Mr Salter

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0745

Conservatory to rear at 19 Potter Hill Greasbrough for Mr Martin Cooke

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0746

Two storey side extension at Ar Cobb Clough Road Thornhill for Mr and Mrs Chambers

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 Notwithstanding the provisions of Part 1 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or

any Order revoking or re-enacting that Order) no additional windows or openings shall be formed in any part of the southern elevation of the two-storey side extension, unless approved otherwise in writing by the Local Planning Authority.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 In the interests of the residential amenity of the adjacent occupiers.

RB2004/0747

Conservatory to rear and rear extension to garage to form store/wc at 43 Foxland Avenue Swinton for Mr P Wilson

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0748

Erection of a detached bungalow at Land adjacent to 87 Thrybergh Hall Road Rawmarsh for Mr C Windle

GRANTED CONDITIONALLY

Conditions:

- 1 No part of the portion of hedge marked X-Y on the attached plan shall be cut down, uprooted or destroyed without the written approval of the Local Planning Authority.
- 2 No work or storage on the site shall commence until all the trees/shrubs to be retained have been protected by the erection of a strong durable 1.50 metre high barrier fence in accordance with B.S.5837. This shall be positioned in accordance with details to be submitted to and approved by the Local Planning Authority. The protective fencing shall be properly maintained and shall not be

removed without the written approval of the Local Planning Authority until the development is completed. There shall be no alterations in ground levels, fires, use of plant, storage, mixing or stockpiling of materials within the fenced areas.

- 3 Before the development is brought into use, a close boarded screen fence 2 metres in height shall be erected between the points marked A-B and A-C on the attached plan and shall thereafter be retained.
- 4 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
- 5 The development shall only take place in accordance with the submitted details and specifications shown on the amended plans.
- 6 Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.
- 7 Notwithstanding the provisions of Part 1 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking or re-enacting that Order), no extensions or dormer windows shall be constructed unless approved otherwise in writing by the Local Planning Authority.

Reasons:

- 1 In the interests of the visual amenities of the area.
- 2 To ensure the trees/shrubs are protected during the construction of the development in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.
- 3 To provide an effective screen in the interests of amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'
- 4 To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 5 To ensure the development is carried out in accordance with the approved plans.
- 6 To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.

- 7 In the interests of the amenity of those occupiers adjacent to the development.

RB2004/0751

Porch at 6 Rosedale Road Aston for Mr Banks

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0752

Side and front extension to bungalow (amendment to RB2003/2180) at 23 Boyd Road Wath-upon-Deane for Mr P Waller and Miss T Holmes

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.

RB2004/0754

Two storey rear extension, formation of rooms in roofspace including window to new rear gable and new pitched roof to front bay windows at 11 Grange View Road Kimberworth for Mr Wayne Drury

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 The development shall only take place in accordance with the submitted details and specifications shown on the amended plans received 26th May 2004.
- 3 Notwithstanding the provisions of Part 1 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking or re-enacting that Order), no additional windows or openings shall be formed in any part of the northern or southern elevations of the two-storey rear extension, unless approved otherwise in writing by the Local Planning Authority.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 To ensure the development is carried out in accordance with the approved plans.
- 3 In the interests of the residential amenity of the adjacent occupiers.

RB2004/0763

Two storey side extension and rear conservatory at 8 Malwood Way Maltby for Mr R Allott and Mrs C Allott

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

- 2 Before the development is brought into use the existing drive shall be widened to 5 metres with a corresponding increase in the width of the vehicular footway crossing and thereafter retained for parking purposes.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 To ensure there is an adequate parking space clear of the highway in the interests of road safety.

RB2004/0764

First floor side extension and single storey front extension at 86 Sorby Way Wickersley for Mr and Mrs Underwood

GRANTED CONDITIONALLY

Condition:

[The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0765

Two storey side extension at 2 Greenfield Gardens Flanderwell for Mr and Mrs Hudspeth

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0766

Attached garage at 55 Olivers Way Catcliffe for Miss C L Garding

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 The garage door to the development hereby approved shall not be less than 5m from the highway boundary.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 In the interests of highway safety.

RB2004/0767

Application for Lawful Development Certificate re: Existing use of premises for car repairs at 30 Laughton Road Thurgroft for L J Perrie

GRANTED

Reason:

The use of the premises for car repairs commenced more than ten years before the submission of this application, that is, before 7th April 1994.

RB2004/0769

Single storey side and rear extension and conservatory to rear at 73 Green Lane Wickersley for S Mullett

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0770

Change of use of amenity open space to extension to residential curtilage at land adjacent 33 Laycock Avenue Aston for Aston Cum Aughton Parish Council

REFUSED

Reason:

The proposed development would result in the loss of urban green space to the detriment of the amenities of the area and would thereby be in conflict with Policies ENV 3.1, ENV 5.1, ENV5.2 of the adopted Unitary Development Plan.

RB2004/0771

Listed Building Consent for the reconstruction of covered walkway to the rear of the property at Newhall Grange Newhall Lane Carr for Jill Willows

GRANTED CONDITIONALLY

Conditions:

- 1 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
- 2 The development shall only take place in accordance with the submitted details and specifications shown on the amended plans.
- 3 Details of the construction of the proposed windows including cross sections of the frame and glazing bars shall be submitted to the Local Planning Authority for its written approval prior to their fabrication

Reasons:

- 1 To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 To ensure the development is carried out in accordance with the approved plans.

- 3 To preserve the special character and interest of the Listed Building.

RB2004/0773

Two storey side extension at 29 Hollingswood Way Sunnyside for Mr M Jarvis

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0776

**Two storey side and single storey front extension at 32 Coalbrook Avenue
Woodhouse Mill for S Wales**

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0777

**Extension to staff room at Anston Park Junior School Park Avenue North Anston
for Anston Park Junior School**

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0778

Two storey side extension at 33 Hollingswood Way Sunnyside for Mr S Place

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0779

New vehicular access at 50 Nursery Road North Anston for Miss T Russell

GRANTED CONDITIONALLY

Conditions:

- 1 The vehicle access crossing shall be a minimum 2.75 metres wide.
- 2 Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.
- 3 Two parking spaces, or a garage and a parking space, shall be provided for dwellings up to and including three bedrooms and a minimum of three parking spaces, or one garage and two parking spaces, shall be provided for dwellings with four bedrooms or more within the curtilage of each dwelling. No dwelling shall be occupied until the required garage and/or parking space(s) have been provided.

Reasons:

- 1 To facilitate access to the site in the interest of road safety.
- 2 To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.
- 3 To ensure the provision of satisfactory garage/parking space and avoid the necessity for the parking of vehicles on the highway in the interests of road safety.

RB2004/0780

Single storey side extension at 5 Serlby Lane Harthill for Mr P Joynes

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0784

Extension to entrance hall at 15 Redrock Road Moorgate for Mr and Mrs L Crofts

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0786

Two storey side and front and single storey front extension at 33 Campion Drive Swinton for Mr and Mrs Makin

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0790

Conservatory to rear at 11 Celandine Rise Swinton for Mr O Carnelly

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0791

Detached garage at 110 Haugh Road Rawmarsh for Mr Christopher Tonks

GRANTED CONDITIONALLY

Conditions:

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reason:

To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0792

Conservatory to rear at 29 Dickens Road Rawmarsh for Mr D Brasher

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 The development shall only take place in accordance with the submitted details and specifications shown on the amended plans dated 14th April 2004.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 To ensure the development is carried out in accordance with the approved plans.

RB2004/0793

Retention of 2 boundary fence support stays at 180 Broom Lane Broom for Mr D Barley

GRANTED

RB2004/0798

Single storey rear extension at 9 Spinneyfield Broom for Mr Peter Barrall

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0802

Two storey side and rear, single storey rear and single storey front extension at 172 Hague Avenue Rawmarsh for Mr Wright

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0804

Application for Lawful Development Certificate Re: the installation of mezzanine floor within the existing food store as outlined in red on drawing No. WATHSP1C received by the Local Planning Authority on 16th April 2004 at Tesco Store, Biscay Way/ Whitworth Way Wath-upon-Dearne for Tesco Stores Ltd

GRANTED

Condition:

The Local Planning Authority is satisfied that the proposal is specifically excluded from the definition of development by Section 55(2) of the Town and Country Planning Act 1990 and, there is no planning condition or other legal limitation pertaining to the extent planning permission (Ref RB2002/1756) that would require planning permission to be granted for the proposal.

RB2004/0805

Two storey side extension, single storey front extension and single storey rear extension at 83 Racecourse Road Swinton for TH & D Gillott

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0813

Erection of extension to form medical centre and pharmacy without compliance with Condition 9 (Provision of Bus Lay-Bay) imposed by RB2003/260 at Doncaster Gate Hospital Doncaster Gate Rotherham Town Centre for Matrix Medical

GRANTED CONDITIONALLY

Condition:

- 1 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
- 2 Before the development is brought into use the sight lines indicated on the attached plan shall be rendered effective by removing or reducing the height of anything existing on the land between the sight line and the highway which

obstructs visibility at any height greater than 900mm above the level of the nearside channel of the adjacent carriageway and the visibility thus provided shall be maintained.

- 3 Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.
- 4 Before the development is brought into use the car parking area shown on the approved plan shall be provided, marked out and thereafter maintained for car parking.
- 5 Before the development is brought into use the raised footpath links shown on the approved plan, shall be constructed and shall have a maximum gradient of 1 in 12.
- 6 The proposed internal vehicular access route shall operate on the one way system indicated on the approved plan and appropriate signs to this effect shall be erected on site and thereafter retained/maintained.
- 7 Within the first available planting season after the commencement of the development, trees and/or shrubs shall be planted on the site in accordance with a scheme to be submitted to, and approved by, the Local Planning Authority. Such scheme to provide for species, siting, planting distances, programme of planting and maintenance to establishment and any plants dying, removed or destroyed within five years of planting shall be replaced in a manner to be agreed with the Local Planning Authority.
- 8 No work or storage on the site shall commence until all the trees/shrubs to be retained have been protected by the erection of a strong durable 1.50 metre high barrier fence in accordance with B.S.5837. This shall be positioned in accordance with details to be submitted to and approved by the Local Planning Authority. The protective fencing shall be properly maintained and shall not be removed without the written approval of the Local Planning Authority until the development is completed. There shall be no alterations in ground levels, fires, use of plant, storage, mixing or stockpiling of materials within the fenced areas.
- 9 Prior to the commencement of development, the details of the proposed bus shelter and raising of the kerb as indicated on drawing no. figure1, Revision a, shall be submitted to and approved by the Local Planning Authority. The approved details shall be implemented before the development is brought into use.
- 10 The height and materials of the realigned, front boundary, retaining wall hereby permitted shall match the remaining front boundary wall.

Reasons:

- 1 To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP

Policy ENV3.1 'Development and the Environment'.

- 2 To provide and maintain adequate visibility in the interests of road safety.
- 3 To encourage drivers to make use of the parking spaces and to ensure that the use of the land for this purpose will not give rise to the deposit of mud and other extraneous material on the public highway in the interests of road safety.
- 4 To ensure the provision of satisfactory garage/parking space and avoid the necessity for the parking of vehicles on the highway in the interests of road safety.
- 5 In the interest of pedestrian accessibility to the site.
- 6 In the interests of highway safety.
- 7 To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.
8. To ensure the trees/shrubs are protected during the construction of the development in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.
- 9 In the interests of road safety and to improve public transport facilities at the site in the interests of the sustainable development of the site.
- 10 In the interests of the visual amenity of the area.

RB2004/0814

Single storey front and rear extension at 5 Burns Road Dinnington for Mr and Mrs Ireland

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0821

Single storey rear extension at 120 Morthen Road Wickersley for Mr Roskilly

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0825

Erection of a pair of semi detached dwellinghouses and garages at land adjacent to 3 Clarence Street Dinnington for Mr P Wainwright

GRANTED CONDITIONALLY

Conditions:

- 1 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
- 2 Before the development is brought into use the sight lines indicated on the attached plan shall be rendered effective by removing or reducing the height of anything existing on the land between the sight line and the highway which obstructs visibility at any height greater than 600mm above the level of the adjacent footway and the visibility thus provided shall be maintained.
- 3 When the proposed access has been brought into use, the existing access marked A - B on the attached plan shall be permanently closed and the footway/kerbline reinstated in accordance with details to be submitted to and approved by the Local Planning Authority.
- 4 Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.

- 5 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is brought into use.

Reasons:

- 1 To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
- 2 To provide and maintain adequate visibility in the interests of road safety.
- 3 In the interests of road safety.
- 4 To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.
- 5 In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0838

Rear extension to warehouse at Victoria Buildings Victoria Street Kilnhurst for Lureflash International Ltd

GRANTED

RB2004/0840

Application for a Lawful Development Certificate re: use of land for caravan storage at Westfield Farm Barnsley Road Thorpe Hesley for Jean Haynes

GRANTED

Reason:

The use of the land for caravan storage commenced more than ten years before the submission of the application, that is before the 20th April 1994.

RB2004/0849

Notice of intention to erect an agricultural storage building at land at Brinsworth Road Brinsworth for D S Barber

PRIOR APPROVAL NOT REQUIRED

RB2004/0852

Change of use from retail to café at Unit 12 Rawmarsh Shopping Centre Bellows Parade Rawmarsh for Ms D Heydon

GRANTED CONDITIONALLY

Condition

All cooking fumes shall be exhausted from the building via a suitable extraction and/or filtration system. This shall include discharges at a point not less than one metre above the highest point of the ridge of the building or any such position as may be agreed in writing by the Local Planning Authority prior to the commencement of the development. The extraction/filtration system shall be maintained and operated in accordance with the manufacturer's specifications, details of which shall be submitted to and approved by the Local Planning Authority prior to installation and it shall thereafter be operated effectively during cooking.

Reason:

So as to ensure correct dispersion of cooking odours to avoid disamenity to the locality and in accordance with UDP Policy ENV3.7 'Control of Pollution'.

RB2004/0865

Two storey front extension at 134 Grange Road Broom for Mr P Jackson

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0880

Single storey rear extension and replacement detached garage at 2 Poplar Glade Wickersley for Mr G Barrs

GRANTED CONDITIONALLY

Condition:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2004/0900

Two storey side and rear extension at 103 Lister Street Clifton for Ms D K Millns

GRANTED CONDITIONALLY

Conditions:

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
- 2 Notwithstanding the provisions of Part 1 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking or re-enacting that Order), no additional windows or openings shall be formed in any part of the South-Eastern elevation of the two storey extension, unless approved otherwise in writing by the Local Planning Authority.
- 3 No garage door shall be fitted to the front of the carport without prior written permission of the Local Planning Authority.

Reasons:

- 1 In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

- 2 In the interests of the amenity of the occupiers of those properties adjacent to the proposed development.
- 3 In the interests of road safety.

PLANNING REGULATORY BOARD

DECISIONS TAKEN UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

B2003/2110FP	Two storey extension, extension to conservatory and internal alterations at 35 Harley Road Harley for Mr S Marshall. REJECTED
B2003/2959FP	Internal alterations at 4 Crown Close Kimberworth for Mr Ward. PASSED
R2003/2969RG	Application for a Regularisation Certificate re: conversion of cellar to office space at 60 Queen Street East Dene for Mr Dave Platts. CERTIFICATE GRANTED
B2004/811FP	Two & single storey rear extension at 14 Bank Top Road Herringthorpe for Mr & Mrs R Eames. PASSED
R2004/816RG	Application for a Regularisation Certificate re kitchen at 18 Brook Hill Thorpe Hesley for Mr Mark Wells. CERTIFICATE GRANTED
B2004/911FP	Rear extension at 130 Pear Tree Avenue Bramley for Mr S Crookes. PASSED CONDITIONALLY

B2004/930FP

Two storey extension, loft conversion & alteration to form WC at ground floor at 11 Grange View Road Kimberworth for Mr W Drury.

PASSED CONDITIONALLY

B2004/1050FP

Two storey side extension at Signfit, 15 Station Road Laughton Common for Mr Fisher.

REJECTED

B2004/1058FP

Erection of 2 no apartments with garages at Land off Alison Drive Swallownest for Mr J Bolger.

REJECTED

B2004/1093FP

Proposed residential carehome at Land at St Marys Drive Catcliffe for Milbury Care Services.

REJECTED

B2004/1109FP

Two storey rear extension with removal of ground floor walls at 54 Rotherham Road Wath-upon-Deane for Mr & Mrs R Osguthorpe.

REJECTED

B2004/1124FP

Installation of Internal partitioning, general finishes and new glazed screen to workshop at Pentagon Rotherham Riverside Way Templeborough for Pentagon Rotherham.

PASSED

B2004/1125FP

Loft conversion with dormer extension at 12 Occupation Road Harley for Ms J Long.

REJECTED

B2004/1154FP	Conversion of house to 2 no dwellings at 1 Greenside Greasbrough for Mr D Stoker. REJECTED
B2004/1159FP	Single storey rear extension at 22 Royds Avenue Whiston for Mrs Harvey. PASSED
B2004/1160FP	Single storey rear extension to form bedroom & bathroom for a disabled person at 27 Alpha Road East Dene for Olivia Balmer. REJECTED
B2004/1174FP	Barn conversion at Plot 2 , Guilthwaite House Pleasley Road Whiston for Mr A Thickett. PASSED CONDITIONALLY
B2004/1176FP	New sun lounge and toilet at Highfields Nursing Home Woodsetts Road North Anston for Highfield Nursing Home. PASSED
B2004/1181FP	Erection of 8 no flats at Land at New Street Catcliffe for Mr S Rollinson. REJECTED
B2004/1183FP	Changing rooms - Millmoor Juniors Football Club at Grange Park Droppingwell Road Kimberworth for Alan Ramsden. REJECTED

B2004/1186FP	Church hall & toilet facilities at Land off Lindleys Croft Todwick for Rev David Bliss and Todwick PCC. REJECTED
B2004/1190FP	Staff room extension at North Anston Junior School Park Avenue North Anston for RMBC Asset Management Service. PASSED CONDITIONALLY
B2004/1194FP	Two storey extension at 10 Millstone Drive Aston for Mr & Mrs Fellowes. PASSED CONDITIONALLY
B2004/1196FP	Single storey extension at 52 Yarwell Drive Maltby for D Ward. REJECTED
B2004/1204FP	Single storey side extension, garage & pitched roof at 15 Bishopston Walk Maltby for Mr & Mrs R Widdowson. PASSED CONDITIONALLY
B2004/1210FP	Rear extension at 22 Breck Lane Dinnington for Mr & Mrs Coopers. PASSED CONDITIONALLY
B2004/1211FP	First floor side extension at 21 Springwood Avenue Aughton for Mr & Mrs Griffin. PASSED

B2004/1220FP	Two storey side extension at 8 Malwood Way Maltby for Mr R Allott. PASSED
B2004/1229FP	Erection of steel framed building at A F P Van Hire Clough Road Masbrough for AFP Van Hire. PASSED
B2004/1237FP	Two storey extension at 58 Church Street Wales for Mr F Gibson. PASSED CONDITIONALLY
B2004/1239FP	Two storey extension at 29 Hollingswood Way Sunnyside for Mr M Jarvis. PASSED CONDITIONALLY
B2004/1240FP	First floor rear extension at 96 Greenland Avenue Maltby for Mr Phillip Keenan. PASSED
B2004/1244FP	Two storey side & single storey fron/rear extensions at 172 Hague Avenue Rawmarsh for Mr Wright. PASSED
B2004/1252FP	Conversion of existing storage area to office accommodation at Unit A , The Poplars Business Park Poplar Way Catcliffe for Foers Contracts Ltd. REJECTED

B2004/1254FP	Infill extension to existing yard to create community centre at Rolleston House High Street Maltby for Full Life Church & Christian Centre.
	REJECTED
B2004/1257FP	Offices & new workshop at Unit 1 Wilfred Street Rotherham Town Centre for Mr M Riaz.
	REJECTED
B2004/1258FP	Alterations, internal shopfit and new shopfront at 12 High Street Wath-upon-Deane for William Hill.
	PASSED
B2004/1262FP	Erection of detached dormer bungalow at Land adjacent 47 Stag Crescent Broom for Mr K Sweeney.
	PASSED CONDITIONALLY
B2004/1265FP	Two storey side extension at 85 Watson Road Kimberworth Park for Mr & Mrs C Tomlinson.
	PASSED
B2004/1273FP	Extension to form storage space at Victoria Buildings Victoria Street Kilnhurst for Lureflash International Ltd.
	PASSED
B2004/1277FP	Two and single storey rear extension at End Cottage Park Lane Thrybergh for Mr S Wood.
	PASSED CONDITIONALLY

B2004/1279FP	Loft conversion at 8 Egerton Road Swallownest for Mr & Mrs Perry. PASSED CONDITIONALLY
B2004/1281FP	Single storey rear extension at 66 Swinston Hill Road Dinnington for Mr Walton. PASSED CONDITIONALLY
B2004/1288FP	Rear & side extensions at 3 Westby Close Ravenfield for Mr T Gill. PASSED
B2004/1310FP	Single storey rear extension at 381 East Bawtry Road Whiston for Mr & Mrs Shepard. PASSED CONDITIONALLY
B2004/1329FP	Single storey rear extension at 2 Poplar Glade Wickersley for Mr Garry Barrs. PASSED
B2004/1332FP	Single storey side extension & loft conversion at 1 Oakwood Road West Moorgate for Mr C Pullen. PASSED CONDITIONALLY
B2004/1333FP	Single storey rear extension at 400 Herringthorpe Valley Road Broom for Mr S Viney. PASSED CONDITIONALLY

B2004/1334FP

New PE storeroom at Wath C of E (A) School Barnsley Road Wath-upon-Deane for The School Governors.

PASSED

B2004/1339FP

Two storey side extension at 14 Barden Crescent Brinsworth for Mr Andrew Blake.

PASSED

B2004/1345FP

Rear extension at 13 Dovedale Road Herringthorpe for Mr R Rutledge.

PASSED

B2004/1351FP

Loft conversion at 9 Scarborough Close North Anston for Mr Klinkenberg & Miss Parkin.

REJECTED

B2004/1353FP

Two storey extension at 14 St Leger Way Dinnington for Mr Chris Batty.

PASSED CONDITIONALLY

B2004/1355FP

Single & two storey rear extension at 30 Lowfield Avenue Greasbrough for Mr Geldard.

PASSED CONDITIONALLY

B2004/1359FP

Attached garage at 22 Wentworth Avenue Aston for Mr & Mrs Croft.

PASSED

B2004/1367FP	Proposed toilet & cloakroom at 20 McLoughlin Way Kiveton Park for Mr & Mrs R Morris. PASSED
B2004/1390FP	Single storey utility & office extension & conversion of garage at 18 New Meadows Rawmarsh for Mr & MRs Havenhand. PASSED
B2004/1391FP	Ground floor bedroom & bathroom for the use of a disabled person at 54 Doncaster Road Eastwood for The House of Light. PASSED CONDITIONALLY
B2004/1392FP	Two storey side extension at 62 Park Avenue Dinnington for Mrs S Johnson. PASSED
B2004/1394FP	Proposed garden room, ensuites & loft conversion at 20 Worksop Road Thorpe Salvin for S Cotter. PASSED
B2004/1395FP	Single storey rear extension at 14 Lynton Avenue Broom for Mr Beaver. PASSED
B2004/1397FP	Side/rear extension at 7 Staniforth Crescent Todwick for Mr Keith Wright. PASSED CONDITIONALLY

B2004/1398FP	Rear extension at 18 Great Park Road Kimberworth Park for Mrs S E Pannett. PASSED
B2004/1399FP	Widen existing opening between kitchen & breakfast room at 111 Worksop Road Aston for Mr Brian Murton. REJECTED
B2004/1411FP	Extension to existing unit at Unit 1, Nine Trees Trading Estate Morthen Road Thurcroft for Unversal Properties (SY) Ltd. PASSED CONDITIONALLY
B2004/1412FP	Single storey rear extension at 10 Thornhill Edge Masbrough for Fazilat Jan. PASSED
B2004/1413FP	Loft conversion at 39 West View Road Kimberworth for Mr & Mrs May. PASSED CONDITIONALLY
B2004/1451FP	Two storey side extension at 4 Farm Close Brinsworth for Mr & Mrs Weaver. PASSED
B2004/1454FP	First floor extension at 500 Wortley Road Kimberworth for Mr M A Mirza. PASSED CONDITIONALLY

B2004/1455FP

Erection of 4 no dwellings (Plots 1,2,3 & 4) at Land off Vale Road Thrybergh for AC & AG Medlock.

PASSED CONDITIONALLY

B2004/1466FP

Two storey side extension at 31 Haworth Crescent Moorgate for Mr & Mrs N A Frewin.

PASSED

B2004/1467FP

Extension to form a shower for a disabled person at 33 Wesley Avenue Aston for Miss Amiee Powell.

PASSED

B2004/1468FP

Erection of new dwelling at Pear Tree Farm Firbeck Lane Laughton-en-le-Morthen for Gowersand Developments Ltd.

PASSED CONDITIONALLY

B2004/1470FP

Fit fire doors and construct a new room at Unit 3A Denby Way Hellaby for Barreelfoods Ltd.

PASSED

B2004/1477FP

Two storey side extension at 79 Pringle Road Brinsworth for Mr G Perry.

PASSED CONDITIONALLY

B2004/1512FP

Alterations to kitchen/dining room at 37 Bank Top Road Herringthorpe for Mr P Lister.

PASSED CONDITIONALLY

B2004/1518FP	Alterations to improve disabled access to main entrance at Town Hall Moorgate Road Moorgate for R M B C - EDS Surveyors (Paul Whelan).
	PASSED
B2004/1519FP	Two storey side extension at 3 Birchwood Avenue Rawmarsh for Mr Smith.
	PASSED CONDITIONALLY
B2004/1520FP	Two storey side extension at 201 Farm View Road Kimberworth for Mr A Wilkinson.
	PASSED
B2004/1566FP	Two storey side extension and attached garage at 2 Muirfield Avenue Swinton for Mr S M Foers.
	PASSED CONDITIONALLY
B2004/1567FP	Two storey side extension and single storey front extension at 15 Linkswood Road Dalton for Mr M Huxtable.
	PASSED CONDITIONALLY
B2004/1576FP	Single storey side & rear extension at 65 Firvale Harthill for Mr David Holden.
	PASSED
B2004/1577FP	Erection of 5 No. Detached Dwellings at Land at Waverley Avenue Thurcroft for Hazelwood Developments.
	PASSED

B2004/1584FP	Two storey side extension at 55 Stag Lane Broom for Mr Bhatti. PASSED
B2004/1589FP	Conversion of existing internal storage area to form shower room & WC at 23 Marriott Place Rawmarsh for Mrs A Kellow. PASSED
B2004/1609FP	Kitchen & store extension at 50 Moorgate Road Moorgate for Mr & Mrs Saleem. PASSED
B2004/1610FP	Two storey side extension at 13 Scarborough Road Wickersley for Mr & Mrs Lindley. PASSED CONDITIONALLY
B2004/1611FP	Garage & bedroom extension at 6 De Houton Close Todwick for Mr & Mrs Anderson. PASSED CONDITIONALLY
B2004/1613FP	lounge extension at 139 Wales Road Kiveton Park for Mr Casswell. PASSED
B2004/1614FP	Single storey rear extension to provide facilities for a disabled person at 3 Viewtree Close Harley for Mr J Russell. PASSED CONDITIONALLY

N2004/1621BN

Building Notice re: First floor rear extension at 3 Hall Close
Brampton Bierlow for Mr A P Ogden.

ACCEPTED

B2004/1627FP

Two storey side extension at 28 Farm View Road Kimberworth for
Michael Appleyard.

PASSED CONDITIONALLY

N2004/1635BN

Building Notice re: Front single storey /side two storey extension at
153 Farm View Road Kimberworth for mr D Brown.

ACCEPTED

B2004/1636FP

Single storey extension at 37 Homestead Drive Brinsworth for Mrs H
Brown.

PASSED

B2004/1639FP

Single storey rear and side extensions at 18 Thorpefield Close
Thorpe Hesley for Mr & Mrs J Sheldon.

PASSED CONDITIONALLY

B2004/1647FP

Single storey extension at 3 Sycamore Avenue Wickersley for Mr &
Mrs Martin.

PASSED

B2004/1658FP

Dining room extension at 65 Greystones Road Whiston for Mr J
Ramsden.

PASSED

B2004/1662FP	Dining/kitchen extension at 9 Stag Crescent Broom for Mrs Largo. PASSED CONDITIONALLY
B2004/1694FP	Two storey side extension at 20 Newman Road Moorgate for A Hucknall. PASSED
B2004/1695FP	Single storey rear extension at 10 Belfry Way Dinnington for Mr P Bicks. PASSED CONDITIONALLY
B2004/1696FP	First floor rear extension at 24 Campsall Field Road Wath-upon-Dearne for Mr P Smith. PASSED
B2004/1697FP	New classroom block/community/conference room at Milton School Storey Street Swinton for RMBC - ECALS. PASSED CONDITIONALLY
N2004/1698BN	Building Notice re: removal of chimney stack at 25 Sheep Cote Road Brecks for A Sales. ACCEPTED
N2004/1700BN	Building Notice re: removal of load bearing wall at 3 Beaconsfield Road Broom for D M Berry. ACCEPTED

N2004/1703BN

Building Notice re: Conversion of garage to habitable accommodation at 50 Paddock Drive Sunnyside for Mr J Crerar.

ACCEPTED

NN2004/1704NN

Initial Notice re: installation of mezzanine floor at Klaussner Furniture, Unit 7 Great Eastern Way Parkgate for Mezzanine Floors (Hull) Ltd.

ACCEPTED

NN2004/1705NN

Initial Notice re: Internal alterations and mezzanine floor at Dunelm Mill Store, Unit 3 West Bawtry Road Moorgate for Concept Project Management Services Ltd.

ACCEPTED

N2004/1709BN

internal alterations at 8 Herringthorpe Avenue Herringthorpe for Mr J Rothwell.

ACCEPTED

N2004/1710BN

Building Notice re: Replacement windows at 9 Sandhill Road Rawmarsh for K Phoenix.

ACCEPTED

N2004/1711BN

Building Notice re: loft conversion at 31 Renway Road Broom for Mr G McLaughlin.

ACCEPTED

N2004/1712BN

Building Notice re: Replacement windows at 27 Birks Road Kimberworth Park for P Leasing.

ACCEPTED

B2004/1713FP	Erection of 1 no dwelling and attached garage at land adjacent 57 Thorpe Street Thorpe Hesley for Mr P Hague. PASSED
N2004/1714BN	Building Notice re: Cavity wall insulation at 29 Mallory Avenue Rawmarsh for Mr L Vaughan. ACCEPTED
N2004/1715BN	Building Notice re: Cavity wall insulation at 27 Rig Drive Swinton for Mr N Meese. ACCEPTED
N2004/1716BN	Building Notice re: Cavity wall insulation at 166 Piccadilly Road Swinton for Mrs J Richmond. ACCEPTED
N2004/1717BN	Building Notice Re: Cavity wall insulation at 104 Brampton Road Wath-upon-Deane for Mr Crook. ACCEPTED
B2004/1721FP	Partial underpinning to rear and gable at 11 & 13 Richmond Road Kimberworth for RMBC - H & E S (Attn: M Ollivant). PASSED
N2004/1723BN	Building Notice re: loft conversion at 51 Wentworth Road Swinton for Mr Peter Sokell Morgan. ACCEPTED

B2004/1728FP	Conversion of garage and internal alterations at 27 Church Street Swinton for Partners Foundation. PASSED
NN2004/1731NN	Initial Notice re: Conversion of Building to restaurant at 2 Sandygate Wath-upon-Dearne for Mr Khan. ACCEPTED
NN2004/1732NN	Initial Notice re: installation of mezzanine storage deck at Bradmarsh Business Park Bradmarsh Way Templeborough for Pro Dek Design. ACCEPTED
N2004/1735BN	Building Notice re: Attached garage at 21 Nicholson Avenue Wath-upon-Dearne for Mr P Watts. ACCEPTED
R2004/1736RG	Application for a Regularisation Certificate re: replacement windows at 58 Nelson Road Maltby for M Attwater. CERTIFICATE GRANTED
N2004/1740BN	Building Notice re: Conversion of garage to kitchen at Burtonwood Joan Lane Hooton Levitt for Mr & Mrs P Large. ACCEPTED
N2004/1748BN	Building Notice re: Fit tiled roof to conservatory to form porch at 10 Admirals Crest Scholes for Mr S Cobley. ACCEPTED

N2004/1749BN	Building Notice re: Loft conversion at 24 Bawtry Road Brinsworth for Mr Riasat Ali. ACCEPTED
N2004/1761BN	Building Notice re: Replacement windows at 20 Mowbray Street East Dene for Mr & Mrs Buttier. ACCEPTED
N2004/1762BN	Building Notice re: Single storey bedroom extension for a person with a disability at 3 Parkson Road Moorgate for Mr D Wadkin. ACCEPTED
NN2004/1763NN	Initial Notice re: Installation of mezzanine floor at Ashton Seals Premises, PO Box 269 Cortonwood Drive Brampton Bierlow for DL Company Ltd. ACCEPTED
N2004/1766BN	Building Notice re: Loft conversion at 10 Swinston Hill Gardens Dinnington for Mr C Gavins. ACCEPTED
N2004/1773BN	Building Notice re: Three storey side extension, single storey rear extension and loft conversion at 481 Badsley Moor Lane East Dene for Mr Mohammed Suleman. ACCEPTED

N2004/1775BN

Building Notice re:garage extension at 39A Coach Road
Greasbrough for Mr J Oxley.

ACCEPTED

N2004/1776BN

Building Notice re: Conversion of garage to games room at Westfield
Farmhouse Elsecar Road Brampton Bierlow for J Prince.

ACCEPTED

B2004/1785FP

Residential care home at land at St Marys Drive Catcliffe for Milbery
Care Services.

PASSED CONDITIONALLY

N2004/1792BN

Building Notice re: Extension to existing Garage at 25 Whitehead
Close Dinnington for Mr S Pierce.

ACCEPTED

N2004/1805BN

Building Notice re: installation of w.c. in an exempt building
(conservatory) at 20 Partridge Place Aston for Mr D Hinbest.

ACCEPTED

N2004/1819BN

Building Notice re;convert garage to study at 5 Shirewood Close
Brampton Bierlow for Matthew Jennings.

ACCEPTED

N2004/1820BN

Building Notice re;Alterations to drainage at 96 Pringle Road
Brinsworth for Kavan Scott.

ACCEPTED