

**PLANNING BOARD
THURSDAY, 7TH JULY, 2005**

Present:- Councillor Walker (in the Chair); Councillors Atkin, Burke, Cutts, Dodson, Hall, Kaye, License, Littleboy, McNeely, Nightingale, Pickering, Robinson, G. A. Russell and Vines.

Apologies for absence:- Apologies were received from Councillors S. Nuttall, R. S. Russell, Smith and Turner.

22. DECLARATIONS OF INTEREST

There were no Declarations of Interest made.

23. MINUTES OF THE PREVIOUS MEETING

Resolved:- That the minutes of the meeting of the Planning Board held on 23rd June, 2005, be approved as a correct record for signature by the Chairman.

24. VISITS OF INSPECTION

Before the formal meeting of the Planning Board, Members of the Board made visits of inspection to four sites (Ward Councillors Hussain and Wootton, being in attendance), the subjects of applications for planning permission. The decisions on these applications were recorded as follows:-

(a) Erection of four and five storey building comprising 94 flats with ground floor retail (Use Class A1) and parking, at land at 128-130 Wellgate, Rotherham Town Centre (RB2005/0255)

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

Mr. J. Toone (Applicant)
Mr. M. E. Healy (Objector)

Resolved:- (1) That the Head of Planning and Transportation be authorised to negotiate with the applicant for the increased provision of affordable housing.

(2) That subject to (1) above the Council enter into a legal agreement with the applicant and other parties, under the provisions of Section 106 of the Town and Country Planning Act 1990, for the purposes of ensuring:-

1. The provision of affordable housing on site in the terms agreed at (1) above.

2. The provision of a management agreement to ensure that the communal areas and open space within the development are maintained.

(3) That consequent upon the satisfactory signing of such an agreement, planning permission be granted for the purposes of the development, subject to the following 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. Concurrently with the carrying out of the development a crossing over the footpath/verge in Wellgate shall be constructed to the specification of the Local Planning Authority and shall be completed before the development is brought into use.

3. Before the proposed access has been brought into use, the existing accesses marked "X" on the attached plan shall be permanently closed and the kerbline/footway 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. 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. The development shall not be commenced until details of the proposed lay-by and replacement footway in Hollowgate, indicated on the submitted plan, have been submitted to, and approved by, the Local Planning Authority in writing. The approved details shall thereafter be implemented before the development is brought into use.

7. The development shall not be commenced until details of the replacement bus shelter and bus stop fronting Wellgate have been submitted to, and approved by, the Local Planning Authority in writing. The approved details shall thereafter be implemented before the development is first brought into use.

8. Notwithstanding the detail shown on the approved plan, the footway adjacent the internal access road shall be extended as indicated on the attached plan, before the development is first used.

9. Prior to the first residential unit being occupied, secure cycle parking provision shall be made within the site in accordance with details to be submitted and approved by the Local Planning Authority in writing, prior to the commencement of development.

10. Before the proposed development is brought into use, a Travel Plan shall have been submitted to and approved by the Local Planning Authority. The plan shall include clear and unambiguous objectives, modal split targets together with a time bound programme of implementation, monitoring and regular review and improvement. The Local Planning Authority shall be informed of and give prior approval in writing to any subsequent improvements or modifications to the Travel Plan following submission of progress performance reports as time tabled in the programme of implementation.

11. Not later than 7 days after the completion of the sale of each dwelling, the developer shall procure from the SYPTA a Travel Master Pass and Journey Planner valid for one year on behalf of each household who shall be the first occupants of such a dwelling and the developer shall give details of the application and the date upon which it was made to the Council. If the developer shall fail to comply with his/her obligations he/she hereby irrevocably authorises the Council or any person nominated by it to make application for the said Travel Master Pack and Journey Planner and shall within 7 days of a written demand reimburse the cost of the same to the Council or its nominee.

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

13. No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of the proposed means of any balancing works and off site works, have been submitted to, and approved by, the Local Planning Authority.

14. Unless otherwise approved in writing by the LPA, 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.

15. Surface water from vehicle parking and hardstanding areas shall be passed through an interceptor of adequate capacity prior to discharge to the public sewer. Roof drainage should not be passed through any interceptor.

16. Prior to the commencement of the development, the developer shall submit a site investigation report for the approval of the Local Planning Authority. The investigation shall address the nature, degree and distribution of contamination on site and its implications on the health and safety of site workers and nearby persons, building structures and

services, final end users of the site, landscaping schemes and environmental pollution, including ground water, and make recommendations so as to ensure the safe development and use of the site. The sampling and analytical strategy shall be approved by the Local Planning Authority prior to the start of the survey and all recommendations and remedial works contained within the approved report shall be implemented by the developer, prior to occupation of the site.

17. 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.

18. 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 Local Planning Authority.

19. Except in case of emergency, no operations shall take place on site other than between the hours of 08:00 and 18:00 hrs Monday to Saturday and 09:00 and 13:00 hrs 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.

20. Heavy goods vehicles shall only enter or leave the site between the hours of 08:00 and 18:00 hrs on weekdays and 08:00 and 1800 hrs on Saturdays and 09:00 and 13:00 hrs on Sundays or Public Holidays (this excludes the movement of private vehicles for personal transport).

21. 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 may include water bowsers, sprayers whether mobile or fixed, or similar equipment. At such times when due to site conditions the prevention of dust nuisance by these means is considered by the Local Planning Authority in consultations with the site operator to be impracticable, then movements of soils and overburden shall be temporarily curtailed until such times as the site/weather conditions improve such as to permit a resumption.

22. 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'.

23. 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.

24. 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 any part of the development hereby approved 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 avoid damage to the footway/verge.

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. 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. In the interests of road safety.

7. In the interests of sustainable transport in accordance with PPG13.

8. In the interests of road safety.

9. In the interests of sustainable transport in accordance with PPG13.

10. To encourage the use of means of transport other than the private car, in accordance with PPG13.

11. To encourage the use of means of transport other than the private car, in accordance with PPG13.

12. In the interest of satisfactory and sustainable drainage.

13. To ensure that the development can be properly drained.
14. To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal.
15. In the interests of satisfactory drainage.
16. In the interests of safe redevelopment and afteruse of this site and in accordance with UDP Policy 4.4 'Contaminated Land'.
17. 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.
18. 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.
19. In the interests of local amenity.
20. In the interests of local amenity.
21. In the interests of local amenity.
22. In the interests of local amenity.
23. In the interests of local amenity.
24. In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

(b) Erection of a 20 m telecommunications mast with 3 antennas and 2 dishes and six associated equipment cabinets at land at Hollings Lane, Thrybergh for Orange Personal Communications Services Ltd. (RB2004/2394)

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

Mr. Keigher (Applicant)
Ms. J. Parsons (Objector)
Mrs. White (Objector)

Resolved:- That consideration of this application be deferred and a further assessment of alternative sites be undertaken.

(c) Erection of residential development comprising 1no two storey detached dwellinghouse, 3 No. two storey town houses with rear dormer windows and a pair of semi detached bungalows at land at

St. Simon and St. Jude's Church, Church Street, Thurcroft for Jab Short Ltd. (RB2005/0407)

In accordance with the right to speak procedures, Mr. F. Ommeren (Objector) attended the meeting and spoke about the application:-

Resolved:- That the Planning Board declared it was not favourably disposed towards application RB2005/0407 and that permission be refused on the grounds of over-development, and the Head of Planning and Transportation, in consultation with the Chairman and Vice-Chairman, be authorised to determine the reasons for refusal to be attached to this application.

(d) Erection of a detached dwellinghouse at land at Vorden Lodge, Slaypit Lane, Thorpe Salvin for Mr. Sommers (RB2005/0856)

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

Mr. Uhlar (Consultant)
Mr. Sommers (Applicant)
Mr. J. B. Smalley (Objector)

Resolved:- That the Planning Board declared it was not favourably disposed towards application RB2005/0856 and that permission be refused on the grounds of over-development, impact on the character and appearance of the conservation area and loss of trees, and the Head of Planning and Transportation, in consultation with the Chairman and Vice-Chairman, be authorised to determine the reasons for refusal to be attached to this application.

25. 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.

(3) That applications RB2004/2416, RB2005/0423 and RB2005/0734 be granted, subject to the relevant conditions listed in the report.

26. APPEAL DECISION - HOMES BY STRATA - SITE AT 77 BLUEMAN'S WAY, CATCLIFFE, ROTHERHAM (RB2004/0781)

Consideration was given to a report of the Head of Planning and Transportation providing details of a decision in respect of the appeal

against the refusal of retrospective permission for the erection of a detached double garage with storage above.

The Inspector dismissed the appeal on the grounds that the building was dominant and overbearing, having an unacceptable effect on the residential amenities of adjoining occupiers and that the first floor window resulted in overlooking adjacent properties.

An enforcement notice had also been served on the applicant and an appeal had been lodged with the Planning Inspectorate.

Resolved:- That the decision be noted.

27. APPEAL DECISION - ERECTION OF CONSERVATORY TO REAR AT FOREST EDGE, FALCONER LANE, FENCE (RB2004/0993)

Consideration was given to a report of the Head of Planning and Transportation providing details of a decision in respect of the appeal against the refusal of permission for a conservatory, where a previous permission had removed permitted development rights.

The Inspector dismissed the appeal and was concerned about the amount of glazing proposed, which would be completely out of character with the surrounding buildings, particularly in respect of the proposed roof glazing which would be domestic in appearance

The Inspector dealing with the appeal gave a lot of weight to the UDP Policy and related Environment Guidance 4 relating to conversions of farm buildings.

Resolved:- That the decision be noted.

28. APPEAL DECISION - CONVERSION OF A BUNGALOW INTO A TWO STOREY DORMER BUNGALOW AT 2 WELL LANE, AUGHTON (RB2004/1204)

Consideration was given to a report of the Head of Planning and Transportation providing details of a decision in respect of the appeal against the refusal of permission for the conversion of a bungalow into a two storey dormer bungalow..

The Inspector dismissed the appeal on the grounds that the proposed dormer bungalow was not considered to be "so visually intrusive" save for its dormer bungalow format. However, the Inspector concluded that the proposal would "have a significant impact on the bungalow to the east because the roof and ridge of that dwelling was set at a much lower level than the roof structure of the appeal property" and so it was already dominated to some extent by the appeal property. He considered that the increase in height would also reduce direct light to the garden areas of the adjacent properties.

Resolved:- That the decision be noted.

29. APPEAL DECISION - ASTON PARK FISHERIES MANSFIELD ROAD, ASTON (RB2004/1434)

Consideration was given to a report of the Head of Planning and Transportation providing details of a decision in respect of the appeal against the refusal of permission for the erection of a single storey building to provide a shop, diner, toilets and staff accommodation.

The Inspector dismissed the appeal on the grounds that the proposal did not amount to a small building essential for the use of open recreation, that it would be inappropriate development in the green belt and that there were no very special circumstances to warrant the granting of permission. He indicated a building comprising a small office for site management, toilets and probably a small dining area could qualify as essential facilities for an outdoor recreational use.

With regard to access, the Inspector was of the opinion that it was substandard and concurred with the Council's view that if the development generated a significant amount of additional traffic, the access would be unacceptable on the grounds of safety.

Resolved:- That the decision be noted.

30. APPEAL DECISION - CONVERSION OF GARAGE BLOCK TO DWELLING AT 78-80 KIVETON LANE, TODWICK (RB2004/1545)

Consideration was given to a report of the Head of Planning and Transportation providing details of a decision in respect of the appeal against the refusal of permission for the conversion of a garage block building to a dwelling.

The Inspector dismissed the appeal on the grounds that the proposal paid little regard to the existing pattern of development in the area and concluded that it would be an unacceptably cramped form of back land development, which would seriously detract from the character and appearance of the area. He also concluded that the proposal would lead to a lack of amenity space for the future occupiers of the proposed apartment and reduce the amount of amenity space currently afforded to the occupiers of the existing flats.

Resolved:- That the decision be noted.

31. EXCLUSION OF THE PRESS AND PUBLIC

Resolved:- That, under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of

exempt information as defined in Paragraph 12, of Part I of Schedule 12A to the Local Government Act 1972 (Counsel's advice regarding the determination of a matter affecting the Authority)

32. UPDATES

The Heads of Planning and Transportation and Legal and Democratic Services drew Members' attention to a claim which the Authority had received for permission to apply for judicial review in respect of Application No. RB2005/0074 Rail fed Asphalt Plant on land off Sheffield Road, Templeborough and that Counsel's advice had been sought.

The potential implications and options were outlined.

Resolved:- That the Head of Planning and Transportation, in consultation with the Head of Legal and Democratic Services, be authorised to settle this matter and report further to the next meeting of the Board.



ROTHERHAM METROPOLITAN BOROUGH COUNCIL

PLANNING BOARD

SCHEDULE OF DEVELOPMENT PROPOSALS SUBMITTED AND DECISIONS RECORDED THEREON IN THE EXERCISE OF DELEGATED POWERS

- Part 1** Development Proposals submitted and decisions recorded by the Planning Regulatory Board on the 7th July, 2005, under Town Planning Legislation (Minute No. 28).
- Part 2** (a) Development Proposals submitted and decisions recorded by the Head of Planning and Transportation Service under Town Planning Legislation.
- (b) Development Proposals submitted and decisions recorded by the Head of Planning and Transportation Service under Town Planning Legislation after consultation with the Chairman and Vice-Chairman of the Planning Regulatory Board.
- Part 3** Development Proposals submitted and decisions recorded by the Head of Planning and Transportation Service under the Building Regulations.



PLANNING REGULATORY BOARD

DECISIONS TAKEN UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

RB2004/2416

Outline application for erection of two detached bungalows & garages at land rear of 48-52 Brinsworth Road Catcliffe for Messr P I, H B & A R Cable

RECOMMENDED: GRANTED CONDITIONALLY

Conditions:

- 1 Before the commencement of the development, details of the siting, design and external appearance of the building(s), the means of access thereto 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.
- 2 Before the commencement of the development, a noise assessment shall be submitted to and approved by the Local Planning Authority detailing any mitigating effects to be carried out in respect of noise levels from local transport routes.
- 3 Detailed plans to be submitted in accordance with this permission shall include for provision of a vehicular access to the land to the east (rear of 34-40 Brinsworth Road).

Reasons:

- 1 No details of the matters referred to having been submitted they are reserved for the subsequent approval of the Local Planning Authority.
- 2 No details of the matters referred to having been submitted they are reserved for the subsequent approval of the Local Planning Authority.
- 3 To ensure that a comprehensive development on the land to the rear of 32-50 Brinsworth Road in accordance with Supplementary Housing Guidance 2 'Backland and Tandem Development'.

RB2005/0423

Conversion of outbuilding to one bedroom flat with garage at Premises rear of 21 Station Road Kiveton Park for Mr P Cooksey

RECOMMENDED: GRANTED CONDITIONALLY

Conditions:

- 1 Before the development hereby approved is first brought into use, the first floor south facing bedroom windows shall be obscure glazed.
- 2 Before the development is first brought into use a 1m high wall, the details of which shall be submitted to and approved by the Local Planning Authority, shall be constructed between points A and B, and C, D and E, and F and G on the attached plan.
- 3 Notwithstanding article 3 of the Town and Country Planning (General Permitted Development) Order 1995 no extension or alterations to the building, shall be carried out without the prior written approval of the Local Planning Authority.
- 4 Prior to the commencement of the development, the developer shall submit a site investigation report for the approval of the Local Planning Authority. The investigation shall address the nature, degree and distribution of contamination on site and its implications on the health and safety of site workers and nearby persons, building structures and services, final end users of the site, landscaping schemes and environmental pollution, including ground water, and make recommendations so as to ensure the safe development and use of the site. The sampling and analytical strategy shall be approved by the Local Planning Authority prior to the start of the survey and all recommendations and remedial works contained within the approved report shall be implemented by the developer, prior to occupation of the site.

Reasons:

- 1 In the interests of the residential amenities of the future occupants.
- 2 In the interests of the residential amenities of the future occupants.
- 3 The site is not considered large enough to accommodate additional buildings.
- 4 In the interests of safe redevelopment and afteruse of this site and in accordance with UDP Policy 4.4 'Contaminated Land'.

RB2005/0734

Erection of seven dwellings comprising of 2 No detached, two storey dwellings with rooms in roofspace, 1No detached two storey dwelling and a terrace of 4 No three storey town houses with associated garages and garage to existing dwelling at 149 Rotherham Road Laughton Common for Kingsbury Homes (UK) 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 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.
- 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 dwellings are first occupied.
- 5 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.

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 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'.

PLANNING REGULATORY BOARD

DECISIONS TAKEN UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

RB2004/1735

Erection of detached dwellinghouse with detached double garage at land adjacent 102 Church Street Greasbrough for Armston Developments Ltd

GRANTED CONDITIONALLY

Conditions:

- 1 Notwithstanding the approved plans the development should be constructed of stone and slate tiles, the details of which should be submitted to and approved by the Local Planning Authority in writing.
- 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 neared channel of the adjacent carriageway and the visibility thus provided shall be maintained.
- 3 Prior to the development hereby approved being first occupied, a vehicular turning space shall be provided in accordance with the details shown on the attached plan. The vehicle turning area shall thereafter be maintained for the duration of the development.
- 4 Prior to the development being first occupied, the access drive shall be constructed in accordance with the approved plan and shall thereafter be maintained.
- 5 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.
- 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 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.

Reasons:

- 1 To preserve the character and appearance of the Conservation Area in accordance with UDP Policy Env 2.11.
- 2 To provide and maintain adequate visibility in the interests of road safety.
- 3 To enable a vehicle to enter and leave the highway in a forward gear in the interests of road safety.
- 4 In the interests of highway safety.
- 5 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'.
- 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 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'.

RB2004/2249

Erection of new first and second floors over existing shop to form five flats and ground floor rear extension to form garages at 115-119 Claypit Lane Rawmarsh for Sheffield Co-op Society Ltd

WITHDRAWN

RB2004/2408

Two storey side and front extension at 13 Warren Vale Road Swinton for Mr and Mrs Uttley

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 living conditions of nearby occupiers.

RB2005/0196

Two storey side and rear extension at 27 Langdale Way Dinnington for Elizabeth Richardson

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'.

RB2005/0308

Application to fell three sycamore trees protected by RMBC Tree Preservation Order No 1 1997 at Eastleigh Doncaster Road Eastwood for Vulcan House and Eastleigh Housing Association

GRANTED CONDITIONALLY

Conditions:

- 1 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.

- 2 Within the first available planting season after the commencement of the development, replacement trees shall be planted on the site in accordance with the attached comments from the Council's Arboriculturist, unless otherwise agreed in writing by the Local Planning Authority.

Reasons:

- 1 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'.
- 2 In the interests of the visual amenity of the area and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment' and ENV3.4 'Trees, Woodlands and Hedgerows'.

RB2005/0636

Two storey side extension with pitched roof to replace hipped roof, single storey extension and conservatory to rear at 4 Brinsworth Hall Grove Brinsworth for Mr A Aldam

WITHDRAWN

RB2005/0650

Conservatory to non-principle elevations at 110 Ochre Dike Walk Wingfield for Mr Taylor

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'.

RB2005/0655

Two storey rear extension at 114 Brook Hill Thorpe Hesley for Mr Drakeford

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'.

RB2005/0656

Two storey side and rear extension at 61 Highcliffe Drive Swinton for Mr Lawrence

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 the Town and Country Planning (General Permitted Development) Order 1995, no windows shall be inserted into the first floor elevation facing 59 Highcliffe Drive.

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 living conditions.

RB2005/0670

Outline application for the erection of two dwellings at Plots 2 & 3 off Mill Lane South Anston for Mr E Heeps

GRANTED CONDITIONALLY

Conditions:

- 1 Before the commencement of the development, details of the siting, design and external appearance of the building(s), the means of access thereto 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.

- 2 The detailed design of the dwellings required by Condition No.1 above shall incorporate the following measures and such works shall be completed before the occupation of any of the dwellings:-
 - (i) All windows to bedrooms facing the railway shall be fitted with 10-12-6mm thermal double glazed units.
 - (ii) All bedrooms facing the railway boundary shall be provided with acoustic ventilators or acoustic airbricks to enable alternative ventilation to be provided.
 - (iii) The ceilings of all bedrooms shall be constructed of two layers of 12.5mm plasterboard across the ceilings, arranged with staggered joints.
 - (iv) All living areas facing the railway boundary shall have acoustic ventilators or acoustic airbricks to enable alternative ventilation to be provided.
- 3 Prior to the first occupation of dwellings, a scheme shall be submitted for approval to the Local Planning Authority detailing the construction of an acoustic boundary barrier, to be constructed along the site boundary, between the site and the railway line, running the length of the northerly boundary so as to ensure that the 16 hour daytime LAeq measured in freefield conditions at a height of 1.2 metres above ground does not exceed 55dB. Such an approved scheme shall be implemented prior to first occupation of the dwellings.
- 4 Detailed plans to be submitted in accordance with the requirements of this permission shall include a vehicular turning space to be provided within the site curtilage and the development shall not be brought into use until such turning space has been provided.
- 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.
- 6 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.
- 7 The detailed plans to be submitted in accordance with this permission shall make provision for vehicular access to the adjacent vacant land to the south.

Reasons:

- 1 No details of the matters referred to having been submitted, they are reserved for the subsequent approval of the Local Planning Authority.
- 2 In the interests of the amenities of occupiers of the dwellings.
- 3 In the interests of the amenities of occupiers of the dwellings.

- 4 To enable a vehicle to enter and leave the highway in a forward gear 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'.
- 6 In the interests of the amenity of the locality and in accordance with UDP Policy ENV3.7 'Control of Pollution'
- 7 In order that the said land shall be capable of development.

RB2005/0687

Single storey side and rear extension, conservatory to rear and replacement front porch at 28 Broadway Brinsworth for Mr and Mrs D Cox

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 Classes A,B,C,D &E 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 eastern elevation of the single storey side and rear extensions.
- 3 The hedge on the western boundary shall be retained hereafter at a minimum height of 2 metres.
- 4 Before the development is brought into use the window on the eastern side elevation of the single storey side extension shall be obscure glazed 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 residential amenity of the adjacent occupiers.
- 3 To provide an effective screen in the interests of the residential amenity of the adjacent occupiers.
- 4 In the interests of the residential amenity of the adjacent occupiers.

RB2005/0688

First floor rear extension at 29 William Street Rotherham Town Centre for Mr Tahir

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'.

RB2005/0692

Two storey side extension with rooms in roofspace and rear dormer to form self contained flat at 43 West Bawtry Road Moorgate for Mr M Nuttall

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, a vehicle hardstanding of no less than 5m by 5m shall be provided to the front of no.43 West Bawtry Road and a hardstanding of no less than 2.5 m by 5 m to the front of the extension and thereafter retained for off-street 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 provide adequate parking provision clear of the classified highway in the interests of road safety.

RB2005/0693

Formation of rooms in roofspace and install rear dormer windows at 16 Flatts Lane Wath-upon-Dearne for Mr and Mrs D McDonald

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'.

RB2005/0697

Two storey side extension at 2 Osprey Road Aston for Mr P Calvert

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 development is first brought into use the car parking area shown on Plan A shall be provided and thereafter 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 To ensure there is an adequate parking space clear of the highway in the interests of road safety.

RB2005/0701

Alterations to shop front including new access ramp with handrails and new security shutter at Former Little Chef Bawtry Road Bramley for The Carphone Warehouse

GRANTED CONDITIONALLY

Condition:

The existing westerly access shall be clearly signed 'In Only' and 'No Exit' and the existing easterly access clearly signed 'No Entry' and 'Out Only', prior to the development first been brought into use.

Reason:

0

In the interests of highway safety.

RB2005/0702

Display of illuminated fascia signs at Former Little Chef Bawtry Road Bramley for The Carphone Warehouse

GRANTED CONDITIONALLY

Conditions:

- 1 The proposed small sign shall have a maximum luminance of 1200 cd/m².
2 The proposed large sign shall have a maximum luminance of 1000cd/m²

Reasons:

- 1 In the interests of visual amenity and highway safety.
2 In the interests of visual amenity and highway safety.

RB2005/0707

Display of two illuminated wall mounted signs at Magnet Meadowbank Road Kimberworth for Magnet Ltd

GRANTED CONDITIONALLY

Condition:

No direct light from the sign shall be visible from any point on the carriageway.

Reason:

In the interests of road safety.

RB2005/0708

**Change of use from A1 (retail) to A2 (betting office) at 5 Frederick Street
Rotherham Town Centre for William Hill Organisation Ltd**

GRANTED

RB2005/0709

**Change of use from A1 (retail) to A2 (betting office) at 5 Frederick Street
Rotherham Town Centre for William Street Organistaion Ltd**

GRANTED

RB2005/0714

**Erection of detached single storey building for use of store room at Greasbrough
Residential and Nursing Home Potter Hill Greasbrough for Greasbrough
Residential & Nursing Home**

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'.

RB2005/0716

Single storey rear extension at 11 Oakwood Drive Broom for Mr Wright & Miss 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'.

RB2005/0717

Two storey side and single storey front extension at 164 Meadowbank Road Kimberworth for Mr Sullivan & Miss Marshall

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 details of an area no less than 5 metres by 5 metres to be provided within the site, accessed off Shrewsbury Terrace, for off-street vehicular parking shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and thereafter retained as such.
- 3 Notwithstanding the provisions of Part 1 of Schedule 2, Article 3 , Classes A,B,C,D & E 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 elevation of the single storey front extension.

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

- 3 In the interests of the residential amenity of the adjacent occupiers.

RB2005/0724

Two storey rear extension at 55 Occupation Road Harley for Mr P Williams

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 Classes A, B, C, D and E 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 rear extension.

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.

RB2005/0729

Single storey front and side extension at 6 Orchard Gardens South Anston for Mr and Mrs Coxon

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'.

RB2005/0730

**Conversion of disused toilet block to office at premises at Main Street
Swallownest for Mr M G Green**

GRANTED CONDITIONALLY

Conditions:

- 1 Before the development is first brought into use plans detailing the front elevation which abuts Main Street to be submitted and approved in writing with the Local Planning Authority.
- 2 This permission shall be solely for the benefit of the applicant.

Reasons:

- 1 To ensure a high quality street frontage and in accordance with ENV3.1.
- 2 Permission for this development would not have been granted but for the special circumstances of the applicant.

RB2005/0733

**Single storey side extension at 11 Old Quarry Avenue Kiveton Park for Mr N
Willoughby**

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'.

RB2005/0735

Single storey rear extension and first floor rear extension over existing at 7 St Martins Close Firbeck for Tim Parkes

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 the Town and Country Planning (General Permitted Development) Order 1995, no windows shall be inserted into the first floor side elevation of the first floor side extension hereby granted.

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 living conditions.

RB2005/0736

Conservatory to rear at 16 Rosslyn Avenue Aston for Mrs T Mitchell

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 the Town and Country Planning (General Permitted Development), no windows or openings shall be inserted into the side elevation facing 18 Rosslyn Avenue.

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 living conditions.

RB2005/0738

Detached garage at 61 Worksop Road Aston for Mr R Turnball and Mrs J Furniss

REFUSED

Reasons:

- 1 The proposal by virtue of its scale, mass, form and prominent position, is considered to be detrimental to the character and appearance of the Conservation Area. As such the proposal is contrary to UDP Policy ENV2.11.
- 2 The proposal by virtue of its scale, mass, form and prominent position, is considered to be detrimental to the setting of the Listed Building. As such the proposal is contrary to UDP Policy ENV2.8.
- 3 The proposal by virtue of its scale, mass, form and prominent position, is considered to be detrimental to the visual appearance of the streetscene. As such the proposal is contrary to UDP Policy ENV3.1

RB2005/0740

Replacement conservatory to rear at Glenwood 116 Aughton Road Swallownest for Richard A King

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 the Town and Country Planning (General Permitted Development) Order 1995, no windows shall be inserted into the side elevation facing 114 Aughton Road

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 living conditions.

RB2005/0741

Single storey rear extension at 16 Stanley Grove Aston for Mr Richardson

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'.

RB2005/0750

**Change of use to a takeaway with storage and new stairs to flat at 12-14
Fitzwilliam Road Eastwood for Mr M Azam**

REFUSED

Reasons:

- 1 The proposed change of use to takeaway is considered unacceptable by virtue that it may result in off street parking on the pedestrianised area at Fitzwilliam Road/Hatherley Road junction and on Fitzwilliam Road, to the detriment of the free and safe flow of traffic on the classified road.
- 2 The proposed extension is considered unacceptable by virtue that it would result in the alteration of an existing residential frontage having a detrimental effect on the visual amenity of the existing street scene on a main route into Rotherham Town Centre.
The proposal is thereby contrary to Policy ENV3.1 Development and the Environment of the adopted (July 1999) UDP.

RB2005/0752

**Outline application for a detached dwelling with integral garage at 22 Fitzwilliam
Street Wath-upon-Dearne for M Hanson**

WITHDRAWN

RB2005/0761

First floor side extension at Springfield House Kirby Lane Wentworth for M Jermy

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'.

RB2005/0762

Single storey side extension at 19 Limekilns North Anston for Mr and Mrs Hague

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 existing boundary treatment shall be maintained for the life time of the development or a replacement boundary treatment of 1.8m in height should be maintained along the boundary, the details of which shall be submitted to and approved by the Local Planning Authority within 6 weeks of the removal of the existing boundary treatment.

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 visual appearance of the streetscene.

RB2005/0763

**Single storey front and two storey side extension at 82 Tennyson Road
Herringthorpe for Sarah Harris**

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'.

RB2005/0764

**Retrospective application for the erection of a 1.8m high boundary fence at 1
Mulberry Close Parkgate for Mr A Cooper**

GRANTED

RB2005/0766

Installation of flue to side at 135 Doe Quarry Lane Dinnington for Mr W Wong

GRANTED CONDITIONALLY

Conditions:

- 1 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. All systems shall take into account the document 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' published by DEFRA January 2005.

- 2 Within three months of the date of this permission all other ducts, as identified on the approved plans, which are not in operational use shall be wholly removed from the side elevation of the building and the gable restored in a manner to be agreed with the Local Planning Authority.

Reasons:

- 1 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'.
- 2 In the interests of the visual amenities of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2005/0768

First floor side extensions and conversion of existing integral garage to living accommodation including new bay window at 44 Gaunt Road Bramley for Mr Birch

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'.

RB2005/0769

Two storey side extension 84 Green Lane Wickersley for Mr Cowe

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

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.
- 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.

RB2005/0775

Display of illuminated shop sign at Fiveways, 51 Grange Lane Maltby for R Kaur

GRANTED

RB2005/0776

Extension to form two classrooms at Kelford School Oakdale Road Kimberworth for Kelford Special 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'.

RB2005/0779

Conservatory to rear at 93 Woodfoot Road Moorgate for Mr and Mrs Malpass

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'.

RB2005/0781

Single storey rear extension at 79 Grange Road Broom for Mr T M Hussain

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'.

RB2005/0790

Rear conservatory at 4 Whiston Grange Moorgate for Mr P K Appleby

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'.

RB2005/0803

**Display of non illuminated signs at 5A, Swinton Meadows Industrial Estate
Meadow Way Swinton for Wolseley UK**

GRANTED

RB2005/0806

**Display of illuminated fascia signs and an illuminated projecting sign at Co-op
Building Ox Close Avenue Kimberworth Park for William Hill Organisation Ltd**

GRANTED

RB2005/0807

Two storey side and front extension at 3 Chantry Place Kiveton Park for J Palmer

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'.

RB2005/0808

**First floor side extension and single storey front extension at 64 Boundary Green
Rawmarsh for Mr and Mrs D Foster**

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 Prior to the development hereby approved is brought into use, two off street car parking spaces, in addition to the garage, shall be provided within the curtilage of the dwelling.
- 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.

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 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 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'.

RB2005/0810

First floor side extension at 27 Woodfoot Road Moorgate for Mr and Mrs Jeffcock

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'.

RB2005/0818

Erection of equipment kiosk at Woodall Sewage Works Killamarsh Lane Woodall for Yorkshire Water Services

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'.

RB2005/0822

Retrospective application for the erection of a conservatory to the rear at 109 Hungerhill Road Kimberworth Park for Mark Gladwin

GRANTED CONDITIONALLY

Condition:

A 1.8m screening fence shall be erected on the western elevation of the conservatory (side facing 14 Grange Drive), or the clear glass on the western elevation shall be replaced by obscure glass, for the duration of the development.

Reason:

In order to reduce the possibilities of overlooking into 14 Grange Drive and to comply with Policy ENV3.1 Development and the Environment.

RB2005/0823

Single storey side extension at 11 Rosehill Avenue Rawmarsh for Mr and Mrs G Osborne

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'.

RB2005/0824

Rear extension to bungalow at 37 Celandine Rise Swinton for Mark Wayne Boote

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'.

RB2005/0830

Single storey rear extension at 36 Green Bank Drive Sunnyside for Mr Palyfreyman

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'.

RB2005/0835

Single storey rear extension at 270 Badsley Moor Lane Clifton for Mr P Malik

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'.

RB2005/0838

Six weeks notice to fell one sycamore tree within Whiston Conservation Area at 5 Well Lane Whiston for Helen Leaver

NO OBJECTIONS

RB2005/0839

Single storey side extension at 41 Kestrel Avenue Thorpe Hesley for Mrs A Cornell

WITHDRAWN

RB2005/0862

Single storey side extension at 5 Fairleigh Drive Moorgate for B J Cruise

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'.

RB2005/0863

Single storey side & rear extension at 159 Broom Valley Road Broom for Mr and Mrs Fitzpatrick

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'.

PLANNING REGULATORY BOARD

DECISIONS TAKEN UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

RB2005/0410

Two storey and single storey front extension and two storey and single storey side extension at 48 Webster Crescent Kimberworth for Mr Adams

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 Classes A, B, C, D and E 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 eastern elevation of the extensions hereby permitted.
- 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, 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.
- 4 Before the development is brought into use, a vehicle hardstanding/surfaced area of no less than 5 metres by 2.5 metres shall be provided to the front of the dwelling and thereafter retained for that purpose.

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

RB2005/0576

Retrospective application for the erection of a conservatory over existing swimming pool at Four Ways, Birch Court Church Street Swinton for Mr P Winterbottom

GRANTED

RB2005/0739

Conservatory to rear at 30 Grange Avenue Woodsetts for Mr and Mrs Neate

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'.

RB2005/0744

Outline application for the erection of a dwellinghouse (Renewal of RB2002/0186) at 41 Rectory Gardens Todwick for Ken Eaglesham

GRANTED CONDITIONALLY

Conditions:

- 1 Before the commencement of the development, details of the siting, design and external appearance of the building(s), the means of access thereto 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.
- 2 Detailed plans to be submitted in accordance with the requirements of this permission shall include a vehicular turning space within the site area to be provided within the site curtilage and the development shall not be brought into use until such turning space has been provided.
- 3 The site shall be developed with separate systems of drainage for foul and surface water.
- 4 The detailed plans to be submitted in accordance with the requirements of this permission shall include a tree survey to accurately show the species, positions, stem diameter, height, canopy spread, and condition of each tree, those to be retained, any proposed remedial works and the position of protective fencing. The existing and proposed contours and levels shall also be given.
- 5 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.

- 6 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.
- 7 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority details of the proposed boundary treatment.

Reasons:

- 1 No details of the matters referred to having been submitted, they are reserved for the subsequent approval of the Local Planning Authority.
- 2 To enable a vehicle to enter and leave the highway in a forward gear in the interests of road safety.
- 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'.
- 4 In order that the Local Planning Authority may consider the desirability of retaining trees 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 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'.
- 6 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'.
- 7 In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.

RB2005/0783

Single storey front extension at 2 Clifton Crescent North Clifton for Mr J Mohamad

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'.

RB2005/0809

Outline application for the erection of a pair of semi detached dwellings at land rear 63-68 Knollbeck Lane Brampton Bierlow for Mr A Watson

GRANTED CONDITIONALLY

Condition:

Before the commencement of the development, details of the siting, design and external appearance of the building(s), the means of access thereto 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.

Reason:

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

RB2005/0860

Siting of Royal Mail pouch box at land adjacent 55 Celandine Rise Swinton for Royal Mail

GRANTED

PLANNING REGULATORY BOARD

DECISIONS TAKEN UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

B2005/1134FP	Extension for office, manufacturing and warehousing space at Edward House Tenter Street Thornhill for E.Russum & Sons Ltd. REJECTED
B2005/1140FP	Two storey side extension at 28 Laceby Close Bramley for Mr & Mrs Foster. REJECTED
B2005/1141FP	Single storey kitchen extension at 29 Highfield Road Swinton for Mr M Hulse. REJECTED
B2005/1148FP	Kitchen, utility room & toilet at 4 School Road Wales for Miss M Davies. PASSED
B2005/1155FP	Three bed detached and a pair of three bed semi-detached properties at Land at no 2 Arran Hill Thrybergh for Clough Developments. REJECTED
B2005/1156FP	Loft conversion and internal alterations at 79A Main Street North Anston for Mr R Burton. PASSED CONDITIONALLY

B2005/1164FP	Extension to link infant and junior buildings and provide new entrance and staff facilities at Wickersley Northfield Primary School Northfield Lane Wickersley for RMBC ECALS Attn: Mr D Hill. PASSED CONDITIONALLY
B2005/1168FP	Erection of two steel portal framed industrial buildings and associated works at Autocruise CH Ltd Meadow Way Swinton for Autocruise CH Ltd. PASSED CONDITIONALLY
B2005/1178FP	two storey offices, toilets and boardroom extension at Yorkshire Windows Co Ltd Hellaby Lane Hellaby for Yorkshire Windows Co Ltd. REJECTED
B2005/1190FP	Dining room, garage and office extension at 55 Hallam Road Moorgate for Mr S Taylor. PASSED CONDITIONALLY
N2005/1193BN	Building Notice re: Loft conversion to provide 2 bedrooms and a shower room at 59 Main Street North Anston for Wiggum Enterprises Ltd. ACCEPTED
B2005/1224FP	Single storey rear extension including sun lounge, store and shower room at 17 Oakwell Close Maltby for Mr & Mrs Slack. PASSED

B2005/1235FP	Two storey side , single storey rear extension and attached garage at 47 Woodland Way Herringthorpe for Mr Giblin. PASSED
B2005/1250FP	Single storey rear extension at 19 Osprey Road Aston for Mr P O'Carroll. PASSED
B2005/1277FP	Two storey side extension to form WC facilities and bedroom at 35 Manor Crescent Brinsworth for Mr & Mrs Platts. PASSED
B2005/1278FP	Two storey side & Single storey rear extensions - garage, dining, bedrooms and en-suite at 13 Belvedere Parade Bramley for Mr Walker & Mrs Edge. PASSED CONDITIONALLY
B2005/1296FP	First floor extension for bedroom enlargement at 173 Swinston Hill Road Dinnington for Mr & Mrs T Pattison. PASSED
B2005/1308FP	Garage/dining room and bedroom extension at 22 Nidderdale Place Bramley for Mr & Mrs C Looking. PASSED

B2005/1316FP	Two storey extension at 15 Station Road Laughton Common for Mr C Fisher. REJECTED
B2005/1337FP	two storey side extension, loft conversion and ground floor front extension at 96 Richmond Park Avenue Kimberworth for Claire Vaughan. PASSED CONDITIONALLY
B2005/1344FP	Two storey side and rear extension to form new kitchen area and additional bedroom at 89 Scrooby Street Greasbrough for Mr D Bland. PASSED
B2005/1360FP	Conversion of public house store to local history resource centre at The Butchers Arms Gildingwells Road Woodsetts for Woodsetts Local History Society. PASSED CONDITIONALLY
B2005/1361FP	Two storey extension to side and rear at 17 Worry Goose Lane Whiston for Mr & Mrs Hussain. REJECTED
B2005/1366FP	Rear kitchen extension with en-suite in roofspace over existing garage at 17 Moorlands Wickersley for Mr P Strickland. PASSED CONDITIONALLY

B2005/1372FP	Shower Room at 41 Hounsfield Road East Herringthorpe for Mrs Wing. PASSED
B2005/1378FP	Two storey side extension at 4 Moorhouse Close Whiston for Mr D Overton. PASSED CONDITIONALLY
B2005/1379FP	Single storey extension at 18 Aughton Road Swallownest for Mr M Hague. PASSED
B2005/1384FP	Two storey side extension at 4 Falcon Drive Treeton for Mr C Hewett. PASSED CONDITIONALLY
B2005/1392FP	Two storey side extension at 12 Steventon Road Thrybergh for Mr S Manning. PASSED CONDITIONALLY
B2005/1426FP	Kitchen Extension and garage at 410 Upper Wortley Road Thorpe Hesley for Mr D Malia. PASSED CONDITIONALLY

B2005/1435FP	Two storey side extension forming ground floor sitting room with bedroom and bathroom above at 62 Creswick Road East Herringthorpe for Mr Vokes. PASSED
R2005/1436RG	Application for a Regularisation Certificate re: renewal of roof, and alterations at 19 Haslam Place Maltby for Julie McGeever. CERTIFICATE GRANTED
B2005/1438FP	Extension to dwelling at 55 Fitzwilliam Street Wath-upon-Dearne for Mr J Isaacs. PASSED
B2005/1484FP	First floor extension at 74 Sorby Way Wickersley for Mr Newman. PASSED CONDITIONALLY
B2005/1486FP	loft conversion at 12 Maple Grove Aston for Mr R Beale. PASSED
B2005/1497FP	Two storey front and rear extensions at 21 Park Lane Laughton Common for Mr & Mrs T Curtis. PASSED

B2005/1539FP	Single storey garage at 52 Broad Bridge Close Kiveton Park for Mr G Larmouth. PASSED
B2005/1540FP	Sub division of unit and installation of new staircase at Unit 9 Stadium Way Parkgate for Peacocks Stores Ltd. PASSED
B2005/1543FP	Single storey front extension to form kitchen/dining room at 5 Poplar Glade Wickersley for Mr & Mrs R Clarke. PASSED
B2005/1544FP	two storey side extension at 1 Gileswood Crescent Brampton Bierlow for Mr & Mrs J Dorset. PASSED CONDITIONALLY
B2005/1545FP	Single storey rear extension at 14 Shafton Road Moorgate for Mr Sothern. PASSED
B2005/1548FP	Installation of mezzanine floor, staircase disabled lift and associated fire protection at Unit 4A Stadium Way Parkgate for Hercules Unit Trust. PASSED CONDITIONALLY

B2005/1550FP	Double extension bedroom and living room at 11 Doncaster Place East Dene for Mr K Morton & Mrs S Ellerby. PASSED CONDITIONALLY
B2005/1557FP	Ground floor rear/side extension at 25 Kent Avenue Rawmarsh for J & P Maxfield. PASSED CONDITIONALLY
B2005/1572FP	Single storey side extension for form shower/utility room with front porch and bay canopy at 32 Bonet Lane Brinsworth for Mr & Mrs A Footit. PASSED CONDITIONALLY
B2005/1573FP	Installation of mezzanine floor, staircase, disabled lift and associated fire protection at Unit 8 Stadium Way Parkgate for Hercules Unit Trust. PASSED CONDITIONALLY
B2005/1576FP	Single storey kitchen extension at 31 Normanville Avenue Brinsworth for Mr J Taylor. PASSED CONDITIONALLY
B2005/1582FP	Detached dormer bungalow at 111 Northfield Lane Wickersley for P Massingham. PASSED CONDITIONALLY

B2005/1585FP	Two storey side extension at 48 Boundary Green Rawmarsh for Mr I Wigglesworth. PASSED
B2005/1588FP	Proposed garage extension & internal alterationsto dwelling at 10 Coppice Lane Harley for Mrs B Brown. PASSED CONDITIONALLY
B2005/1589FP	Two storey & sigle storey rear extension at 5 Hoodhill Road Harley for Mr & Mrs S Brumpton. PASSED CONDITIONALLY
B2005/1595FP	Detached double garage at 544 Upper Wortley Road Thorpe Hesley for D J & E A Cooper. PASSED CONDITIONALLY
B2005/1603FP	Two storey side extension at 81 St Johns Road Laughton-en-le-Morthen for Mr & Mrs Allport. PASSED
B2005/1604FP	Ground floor conservatory at The Carlton Park Hotel Moorgate Road Moorgate for Carlton Park Hotel. PASSED CONDITIONALLY

B2005/1608FP	Construction of 4 stables with feed store and tack room at The Old Coach House Manor Road Wales for Mr & Mrs S Baxendale. PASSED CONDITIONALLY
B2005/1611FP	Detached garage and store at 2 Low Golden Smithies Swinton for Mr D Ramsay. PASSED
B2005/1616FP	Two storey rear extension and single storey front extension at 34 Grange Avenue Woodsetts for Mr & Mrs Porritt. PASSED CONDITIONALLY
B2005/1620FP	Two storey side extension at 24 Eastwood Avenue North Anston for Mr G Short. PASSED CONDITIONALLY
B2005/1627FP	Single storey rear extension at Hillview Dog Kennels Lane South Anston for Mr & Mrs Holmes. PASSED CONDITIONALLY
R2005/1792RG	Application for a Regularisation certificate re: Garage conversion and structural opening at 25 Packman Way Wath-upon-Deane for N Law. CERTIFICATE GRANTED

B2005/1796FP	Construction of detached engine shed at Victoria Park Warren Vale Swinton for Mr K Staniforth. PASSED CONDITIONALLY
B2005/1798FP	Proposed single storey extension to rear of property at 21 St Leger Way Dinnington for Mr V Ley. PASSED
B2005/1799FP	Side extension to bungalow at 1 Walker View Rawmarsh for Mr G Hicks. PASSED CONDITIONALLY
B2005/1805FP	Two storey side extension at 1 Trueman Green Maltby for Mr & Mrs Scanlon. PASSED CONDITIONALLY
N2005/1809BN	Building Notice re replacing rotten roof window and replacing with 2 Velux windows and fitting en-suite shower room at 4 Boston Castle Terrace Moorgate for Mr M Laughton. CANCELLED
N2005/1896BN	Building Notice re replacement windows at 90A Moor Lane South Ravenfield for Occupier. ACCEPTED

N2005/1897BN Building Notice re replacement windows at 18 Willow Close
Flanderwell for Occupier.

ACCEPTED

N2005/1898BN Building Notice re replacement windows at 108 Moor Lane South
Ravenfield for Occupier.

ACCEPTED

N2005/1899BN Building Notice re replacement windows at 92A Moor Lane South
Ravenfield for Occupier.

ACCEPTED

N2005/1900BN Building Notice re replacement windows at 18 North Crescent East
Dene for Occupier.

ACCEPTED

N2005/1901BN Building Notice re replacement windows at 33 Ingshead Avenue
Rawmarsh for Occupier.

ACCEPTED

N2005/1902BN Building Notice re replacement windows at 16 Sandeby Drive
Ravenfield for Occupier.

ACCEPTED

N2005/1903BN	Building Notice re replacement windows at 10 Sandeby Drive Ravenfield for Occupier. ACCEPTED
N2005/1904BN	Building Notice re replacement windows at 92A Moorfield Close Ravenfield for Occupier. ACCEPTED
N2005/1905BN	Building Notice re replacement windows at 18 Reresby Road Thrybergh for Occupier. ACCEPTED
N2005/1906BN	Building Notice re replacement windows at 82 Cedric Crescent Thurcroft for Occupier. ACCEPTED
N2005/1907BN	Building Notice re replacement windows at 52 Chesterhill Avenue Dalton for Occupier. ACCEPTED
N2005/1908BN	Building Notice re replacement windows at 82 Cedric Crescent Thurcroft for Occupier. ACCEPTED

N2005/1909BN	Building Notice re replacement windows at 19 Lawrence Drive Swinton for Occupier. ACCEPTED
N2005/1910BN	Building Notice re replacement windows at 209 Doncaster Road Eastwood for Occupier. ACCEPTED
N2005/1911BN	Building Notice re replacement windows at 15 Warreners Drive Thrybergh for Occupier. ACCEPTED
N2005/1912BN	Building Notice re replacement windows at 6 Alderson Close Aughton for Occupier. ACCEPTED
N2005/1913BN	Building Notice re replacement windows at 12 The Rise North Anston for Occupier. ACCEPTED
N2005/1914BN	Building Notice re replacement windows at 152 Ochre Dike Walk Wingfield for Occupier. ACCEPTED

N2005/1915BN	Building Notice re replacement windows at 27 Barber Wood Road Kimberworth for Occupier. ACCEPTED
N2005/1916BN	Building Notice re replacement windows at 17 Rosston Road Maltby for Occupier. ACCEPTED
N2005/1917BN	Building Notice re replacement windows at 5 Central Avenue Swinton for Occupier. ACCEPTED
N2005/1918BN	Building Notice re replacement windows at 24 Walker Street Swinton for Occupier. ACCEPTED
N2005/1919BN	Building Notice re replacement windows at 1 Romney Close Flanderwell for Occupier. ACCEPTED
N2005/1921BN	Building Notice re lounge extension at 34 Firvale Harthill for Mr D Greaves. ACCEPTED

N2005/1922BN	Building Notice re first floor bedroom extension and extension to bathroom at 28 + Brinsworth for Mr & Mrs Hornsby. ACCEPTED
N2005/1923BN	Building Notice re new windows at 15 Leybourne Road Kimberworth Park for Mrs Brown. ACCEPTED
N2005/1925BN	Building Notice re: w.c. under the stairs at 7 Reresby Road Whiston for Mr H Carrington. ACCEPTED
N2005/1928BN	Building Notice re: Installation of wessex vertical lift at 66 Katherine Road Thurcroft for Mr J Hollingworth. ACCEPTED
B2005/1929FP	Erection of conservatory to existing golf club at Rothervalley Golf Centre Ltd Mansfield Road Wales for Rothervalley Golf Centre. PASSED CONDITIONALLY
N2005/1936BN	Building Notice re conversion of garage to kitchen at 53 Moorlands Wickersley for Mr D Bullas. ACCEPTED

B2005/1938FP	Extension to form family room at 18 Lynthwaite Close Brampton Bierlow for Mr R Crossland. PASSED CONDITIONALLY
B2005/1940FP	Utility, playroom, study, two bedrooms, en-suite extension at 1 Hunters Park Dinnington for Mr & Mrs A Ravenhall. PASSED CONDITIONALLY
NN2005/1941NN	Initial Notice re: Internal alterations to first floor at 27 Bridgegate Rotherham Town Centre for Co Operative Financial Services Ltd. ACCEPTED
N2005/1942BN	Building Notice re: garage conversion at 53 Skipton Road Swallownest for M Dodsworth. ACCEPTED
N2005/1945BN	Building Notice re conversion of garage to lounge at 50 Gleneagles Road Dinnington for Mrs C Rowett. ACCEPTED
N2005/1946BN	Building Notice re conversion of garage into living room at 28 Prominence Way Sunnyside for Mr G Abdul. ACCEPTED

N2005/1954BN Building Notice re cavity wall insulation at 1 Burns Drive
Herringthorpe for Miss Smith.

ACCEPTED

N2005/1955BN Building Notice re cavity wall insulation at 373 Badsley Moor Lane
Clifton for Miss Walker.

ACCEPTED

N2005/1956BN Building Notice re cavity wall insulation at 58 Brinsworth Hall
Crescent Brinsworth for Mrs Flanagan.

ACCEPTED

N2005/1957BN Building Notice re cavity wall insulation at 47 Coquet Avenue
Bramley for Mr Ward.

ACCEPTED

N2005/1958BN Building Notice re cavity wall insulation at 54 Toll Bar Road Brecks
for Mrs Hollings.

ACCEPTED

N2005/1959BN Building Notice re cavity wall insulation at 14 Oakwood Grove
Broom for Mr Kelsall.

ACCEPTED

N2005/1960BN Building Notice re cavity wall insulation at 6 Chaucer Road
Herringthorpe for Mr Crofts.

ACCEPTED

N2005/1961BN Building Notice re cavity wall insulation at 8 Chaucer Road
Herringthorpe for Mrs Badger.

ACCEPTED

N2005/1962BN Building Notice re cavity wall insulation at 15 Beckwith Road East
Herringthorpe for Mrs Walker.

ACCEPTED

N2005/1963BN Building Notice re cavity wall insulation at 17 Beckwith Road East
Herringthorpe for Mr Thomas.

ACCEPTED

N2005/1964BN Building Notice re cavity wall insulation at 43 Renway Road Broom
for Mrs Shah.

ACCEPTED

N2005/1965BN Building Notice re cavity wall insulation at 58 The Crescent West
Sunnyside for Mrs Corker.

ACCEPTED

N2005/1966BN Building Notice re cavity wall insulation at 14 Cawthorne Close East Herringthorpe for Mr Thompson.

ACCEPTED

N2005/1967BN Building Notice re cavity wall insulation at 5 Cawthorne Close East Herringthorpe for Mr Plant.

ACCEPTED

N2005/1968BN Building Notice re cavity wall insulation at 25 Bradstone Road East Herringthorpe for Mr Tunstall.

ACCEPTED

N2005/1969BN Building Notice re cavity wall insulation at 31 Bradstone Road East Herringthorpe for Mrs Slack.

ACCEPTED

N2005/1970BN Building Notice re replacement windows at 67 Middleton Avenue Dinnington for Mr Gordon.

ACCEPTED

N2005/1971BN Building Notice re internal alterations at 208 Brinsworth Lane Brinsworth for Mr G Davis.

ACCEPTED

R2005/1972RG	Application for a Regularisation Certificate re double glazing to front of house at 6 Yarwell Drive Maltby for Mr M Lightfoot. CERTIFICATE GRANTED
N2005/1974BN	Building Notice re: replacement windows at 60 Marlowe Road Herringthorpe for Mrs C Hallam. ACCEPTED
N2005/1976BN	Building Notice re cavity wall insulation at 12 Woodsetts Road North Anston for Mr Oxley. ACCEPTED
N2005/1977BN	Building Notice re cavity wall insulation at 11 Windermere Court North Anston for Mrs O'Conner. ACCEPTED
N2005/1978BN	Building Notice re cavity wall insulation at 47 Keeton Hall Road Kiveton Park for Mr Purdy. ACCEPTED
N2005/1979BN	Building Notice re cavity wall insulation at 53 School Road Wales for Mr Johnson. ACCEPTED

N2005/1980BN Building Notice re cavity wall insulation at 11 Sunningdale Road
Dinnington for Mrs Collinge.

ACCEPTED

N2005/1981BN Building Notice re cavity wall insulation at 47 Swinston Hill Road
Dinnington for Ms Forster.

ACCEPTED

N2005/1982BN Building Notice re cavity wall insulation at 40 Manor Crescent
Brinsworth for Mr D Carnall.

ACCEPTED

N2005/1983BN Building Notice re cavity wall insulation at 18 Concord View Road
Kimberworth for Mr D Stainrod.

ACCEPTED

N2005/1984BN Building Notice re cavity wall insulation at 104 Monkwood Road
Rawmarsh for Mr Oates.

ACCEPTED

N2005/1985BN Building Notice re cavity wall insulation at 3 Redmarsh Avenue
Rawmarsh for Mr Garrett.

ACCEPTED

N2005/1986BN Building Notice re replacement windows at Monkwood Infant School
Estate Road Rawmarsh for Monkwood Infant School Attn: Mrs
Cohen.

ACCEPTED

N2005/1988BN Building Notice re replacement windows at 7 The Crescent
Dinnington for D Lyons.

ACCEPTED

N2005/1990BN Building Notice re replacement windows at Thorogate Junior &
Infant School Thorogate Rawmarsh for Thorogate Junior & Infants
School Attn> Mrs Darby.

ACCEPTED

N2005/1991BN Building Notice re underpinning at 57 Quarry Hill Road Wath-upon-
Dearne for RMBC- Neighbourhoods -Decent Homes.

ACCEPTED

N2005/1993BN Building Notice re cavity wall insulation at 54 First Avenue East
Dene for Mrs S Parkin.

ACCEPTED

N2005/1994BN Building Notice re cavity wall insulation at 62 Black Carr Road
Wickersley for Mrs B Lazenby.

ACCEPTED

N2005/1995BN	Building Notice re cavity wall insulation at 21 Goldsmith Drive Herringthorpe for Ms D Parkin. ACCEPTED
N2005/1996BN	Building Notice re cavity wall insulation at 53 Moorlands Wickersley for Mrs J Bullas. ACCEPTED
N2005/1997BN	Building Notice re cavity wall insulation at 41 Flanderwell Avenue Bramley for Miss K Hall. ACCEPTED
N2005/1998BN	Building Notice re cavity wall insulation at 15 Coppice Gardens Greasbrough for Mrs E Twigg. ACCEPTED
N2005/1999BN	Building Notice re cavity wall insulation at 48 Studmoor Road Kimberworth Park for Mr & Mrs Steel. ACCEPTED
N2005/2000BN	Building Notice re cavity wall insulation at Old Doctors Surgery Claypit Lane Rawmarsh for Mr Griffiths. ACCEPTED

N2005/2001BN Building Notice re cavity wall insulation at 62 North Street
Rawmarsh for Mrs Syrett.

ACCEPTED

N2005/2002BN Building Notice re cavity wall insulation at 52 Highcliffe Drive
Swinton for Mr & Mrs Brook.

ACCEPTED

N2005/2003BN Building Notice re cavity wall insulation at 22 Glaisdale Close
Laughton Common for Mrs Dyson.

ACCEPTED

N2005/2004BN Building Notice re cavity wall insulation at 4 Cawdron Rise
Brinsworth for Mr Edge.

ACCEPTED

B2005/2005FP Building Notice re cavity wall insulation at 27 Norwood Avenue
Maltby for Mrs L Dobson.

ACCEPTED

N2005/2010BN Building Notice re cavity wall insulation at 17 Katherine Road
Thurcroft for Mrs P Pickwell.

ACCEPTED

N2005/2011BN	Building Notice re cavity wall insulation at 14 Waverley Avenue Thurcroft for Mr D Shaw. ACCEPTED
N2005/2012BN	Building Notice re cavity wall insulation at 35 The Crescent Thurcroft for Mrs S Newlands. ACCEPTED
N2005/2013BN	Building Notice re cavity wall insulation at 53 Strauss Crescent Maltby for Mr M Finney. ACCEPTED
N2005/2014BN	Building Notice re cavity wall insulation at 22 The Crescent West Sunnyside for Mr T Hadley. ACCEPTED
N2005/2015BN	Building Notice re cavity wall insulation at 4 Aireton Close Wickersley for Mrs J Burden. ACCEPTED
N2005/2016BN	Building Notice re cavity wall insulation at 79 Strauss Crescent Maltby for Miss M Wright. ACCEPTED

N2005/2017BN Building Notice re: Removal of load bearing wall at 2 Bramble Close Wickersley for Mr I Breckin.

ACCEPTED

N2005/2018BN Building Notice re: loft conversion at 3 Sivilla Road Kilnhurst for Mr & Mrs D Bennett.

ACCEPTED

N2005/2020BN Building notice re: walk in bay extension at 6 Jubb Close Herringthorpe for Mr & Mrs Bond.

ACCEPTED

N2005/2029BN Building Notice re: first floor extension at 20 Steventon Road Thrybergh for J.V & J.S White.

ACCEPTED

NN2005/2030NN Initial Notice re: 2 single storey workshop/office blocks with sub-division at Evans Easyspace Monksbridge Road Dinnington for Evans of Leeds Ltd.

ACCEPTED

N2005/2036BN New stair and further works to existing loft conversion at 59 Main Street North Anston for Wiggum Enterprises Ltd.

CANCELLED

N2005/2040BN Building Notice re: loft conversion with dormer window at 55 Gerard Road Moorgate for Mrs S Akhtar.

ACCEPTED

N2005/2042BN Building Notice re replacement windows at 19 The Lings Bramley for Occupier.

ACCEPTED

N2005/2043BN Building Notice re replacement door screen at 232 The Lanes East Dene for Occupier.

ACCEPTED

N2005/2044BN Building Notice re replacement door at 27 Haythorne Way Swinton for Occupier.

ACCEPTED

N2005/2045BN Building Notice re replacement windows at 33 Bradstone Road East Herringthorpe for Occupier.

ACCEPTED

N2005/2046BN Building Notice re replacement windows at 13 Knollbeck Avenue Brampton Bierlow for Occupier.

ACCEPTED

N2005/2047BN	Building Notice re Replacement windows and doors at 26 The Crescent Dinnington for Occupier. ACCEPTED
N2005/2048BN	Building Notice re replacement windows at 47 Broadway East East Dene for RMBC - Neil Muscroft. ACCEPTED
N2005/2049BN	Building Notice re replacement windows at 12A Grange Road Swinton for Occupier. ACCEPTED
N2005/2050BN	Building Notice re replacement windows at 64 Cedric Crescent Thurcroft for Occupier. ACCEPTED
N2005/2051BN	Building Notice re replacement window at 77 Warren Vale Road Swinton for Occupier. ACCEPTED
N2005/2052BN	Building Notice re replacement windows and doors at 23 Limesway Maltby for Occupier. ACCEPTED

N2005/2053BN	Building Notice re replacement door at 63 Broadway East East Dene for Occupier. ACCEPTED
N2005/2060BN	Building Notice re replacement windows at 77 Park Road Wath-upon-Deane for Mr A Harding. ACCEPTED
N2005/2061BN	Building Notice re: removal of interior wall between kitchen/dining area. Move internal door at 11A The Meadows Todwick for Mr & Mrs D Clark. ACCEPTED
N2005/2069BN	Building Notice for removal of outside coal house/toilet and building of kitchen utility room at 42 Ramsden Road Moorgate for Mr A Harris. APPROVED