

**PLANNING BOARD**  
**Thursday, 12th October, 2006**

Present:- Councillor Walker (in the Chair); Councillors Akhtar, Billington, Burke, Burton, Dodson, Hall, Kaye, License, McNeely, Nightingale, Pickering, Robinson, G. A. Russell, R. S. Russell, Smith and Turner.

Apologies for absence were received from Councillors Littleboy and Wardle.

**94.           DECLARATIONS OF INTEREST**

Councillor Turner declared a prejudicial interest (and left the meeting) in relation to application RB2006/0987 (Demolition of existing dwelling and erection of 13 No. two and three storey dwelling houses at 187 Moorgate Road, Moorgate, Rotherham) on the grounds that the applicant is a friend.

**95.           MINUTES OF THE MEETING OF THE PLANNING REGULATORY BOARD HELD ON 28TH SEPTEMBER, 2006**

Resolved:- (1) That the minutes of the meeting of the meeting of the Planning Regulatory Board held on 28<sup>th</sup> September, 2006 be approved as a correct record for signature by the Chairman.

(2) That the Chairman inform the Chief Executive of Members' concerns about the infrequent attendance of the appropriate Officers of the Neighbourhoods Programme Area at meetings of the Planning Board.

**96.           DEFERMENTS/SITE VISITS**

Resolved:- That consideration of the following applications be deferred pending visits of inspection, to enable Members to view the sites/premises and the impact of the proposals on the surrounding environment:-

RB2006/0734	requested by the Planning Board
RB2006/1145	requested by the Chair, Councillor Walker
RB2006/1243	requested by Councillor Wardle
RB2006/1450	requested by Councillor Billington

**97.           VISIT OF INSPECTION - CHANGE OF USE FOR ANNEXE TO BEAUTY SALON AT 154 EAST BAWTRY ROAD, BROOM FOR MR. M. & DR. C. KELLY (RB2006/1456)**

Before the formal meeting of the Planning Board, Members of the Board made a visit of inspection to the above site (Ward Representative Councillor Gilding being in attendance), the subject of an application for planning permission.

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

Dr. Kelly (Applicant)

Councillor John Gilding, speaking as a member of the public objecting to this application

Resolved:- That planning permission be granted for the reasons set out in the report and subject to the following conditions:-

1. The use hereby permitted shall be carried out only by Anne Wood.
2. No persons shall work at the premises other than Anne Wood.
3. The use hereby permitted shall only be open to customers or for deliveries between the hours of 1000 and 1600 Monday to Saturday and not at all on Sundays or Bank Holidays.
4. No more than four persons shall be treated at the site in anyone day.

Reasons:-

1. Permission for this development would not have been granted but for the special circumstances of the applicant.
2. Permission for this development would not have been granted but for the special circumstances of the applicant.
3. In the interests of the amenities of the occupiers of nearby dwellings.
4. In the interests of the amenities of the occupiers of nearby dwellings.

## 98. DEVELOPMENT PROPOSALS

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

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

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

- Erection of two storey dwellinghouse at rear of 6 Clifton Bank fronting Wellgate Rotherham Town Centre for Mr. A. Wright (RB2006/0734)

Mr. S. Hird (Objector)

- Outline application for erection of new dwelling at land adjacent to

High Ash, Kirby Lane, Wentworth for Mr. Keith Bailey (RB2006/1564)

Mrs. Ann Huntington (on behalf of Marjorie Spittlehouse) (Applicant)

(3) That applications RB2006/0412, RB2006/1355, RB2006/1430 and RB2006/1510 be granted for the reasons adopted by Members at the meeting and appended to the minutes and subject to the relevant conditions listed in the report.

(4) That applications RB2006/1195, RB2006/1305 and RB2006/1564 be refused for the reasons listed in the report.

(5) That consideration of applications RB2006/0734, RB2006/1145, RB2006/1243 and RB2006/1450 be deferred pending visits of inspection, to enable Members to view the sites/premises.

**99. DEMOLITION OF EXISTING DWELLING AND ERECTION OF 13 NO. TWO AND THREE STOREY DWELLING HOUSES AT 187 MOORGATE ROAD, MOORGATE, ROTHERHAM (RB2006/0987)**

Consideration was given to a report of the Head of Planning and Transportation Service providing details for the demolition of an existing dwelling and erection of 13 No. two and three storey dwellinghouses at 187 Moorgate Road, Moorgate.

Resolved:- That planning permission be granted for the reasons adopted by Members for the proposed development and listed in the report and 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. 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.

3. The trees to be planted along the site's boundary with Sitwell Grove, as replacements for trees to be removed, shall be advanced nursery stock, the details of which shall be submitted to, and approved by, the Local Planning Authority in writing, before the commencement of development. The trees shall thereafter be planted in accordance with the approved details prior to the first occupation of the site. Any plants dying, removed or destroyed within five years of planting shall be replaced in a

manner to be agreed with the Local Planning Authority.

4. No 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 2.3 metre high barrier fence in accordance with B.S.5837: 2005 Guide for Trees in Relation to Construction. This shall be positioned in accordance with the Arboricultural Impact Assessment and Method Statement and drawing, JBA (N) 05/72D-02/Rev D from James Blake Associates. 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.

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. Prior to the commencement of development, details of a parking strategy during the site's development shall be submitted to, and approved by, the Local Planning Authority in writing. The development shall thereafter be carried out in accordance with the approved details.

7. Prior to the development first being occupied, the existing access on to Moorgate Road shall be permanently closed and the kerbline, footway and verge reinstated in accordance with details to be submitted to, and approved by, the Local Planning Authority in writing.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no vehicular accesses shall be formed onto Sitwell Grove, other than the access shown on the approved plans.

9. Not later than seven days after the completion of the sale or lease of each dwelling, the developer shall procure from the SYPTTE 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.

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

11. 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.

12. 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.

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

14. No piped discharge of surface water from the application site shall take place until works to provide satisfactory outfall for surface water have been completed in accordance with details to be submitted to, and approved by, the Local Planning Authority in writing prior to the commencement of development.

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

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

17. Effective steps shall be taken by the developer to prevent the deposition of mud and other material on the adjoining public highway caused by vehicles entering and leaving the site during the construction of the development.

18. Development shall only take place on site between 08:00 hrs and 18:00 hrs Monday to Friday; 08:00 hrs and 14:00 hrs on Saturdays; and not at all on Sundays and Public holidays.

19. Before the development is brought into use the sight lines indicated on the approved site layout 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 900 mm above the level of the nearside channel of the adjacent carriageway and the visibility thus provided shall be maintained.

Reasons:-

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

2. 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'.
3. To ensure the trees are planted as adequate replacement for the loss of protected 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'.
4. 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'.
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. In the interest of the living conditions of local residents.
7. In the interests of road safety.
8. In the interests of road safety.
9. 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'.
10. No details having been submitted they are reserved for approval.
11. To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.
12. 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.
13. In the interests of satisfactory and sustainable drainage.

14. To ensure that the site is properly drained and surface water is not discharged to the foul sewage system which will prevent overlooking.
15. To ensure that the development can be properly drained.
16. To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal.
17. In order to ensure the development does not give rise to problems of mud/material deposit on the adjoining public highway in the interests of road safety.
18. In the interests of the living conditions of nearby occupiers.
19. To provide and maintain adequate visibility in the interests of road safety.

(Councillor Turner declared a prejudicial interest in the above application and left the meeting)

**100. OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT AT BRADGATE MOTORS, WORTLEY ROAD, KIMBERWORTH, ROTHERHAM FOR MR. ALAN CRAVEN (RB2006/1398)**

Consideration was given to a report of the Head of Planning and Transportation Service which detailed the above application for planning permission.

Resolved:- (1) That the Council enter into a legal agreement with the applicant under the provisions of Section 106 of the Town and Country Planning Act 1990 for the purposes of ensuring:-

- Provision of affordable units, the affordable units to be provided by the Developer on site will be 7.5% of the total number of units (total number to be approved at the reserved matters stage) to be offered on a shared-equity basis to qualifying persons on the Key Choices list to meet local affordable housing need in the form of built units on site.

(2) That consequent upon the satisfactory conclusion of the agreement, planning permission be granted for the reasons adopted by Members for the proposed development and listed in the report and subject to the following conditions:-

**General**

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.

#### Transportation

2. The development shall not be commenced until details of a 1.8 metre wide footway, constructed to adoptable standards between points A – B, indicated on the attached plan, have been submitted to, and approved in writing by, the Council and the approved details shall be implemented before the development is occupied.
3. Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.
4. Not later than seven days after the completion of the sale or lease of each dwelling, the developer shall procure from the SYPTTE 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.
5. Secure cycle parking facilities shall be provided within the site in accordance with the Council's Cycle Parking Guidelines for New Developments before the development is occupied

#### Drainage

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. The site shall be developed with separate systems of drainage for foul and surface water on and off site.
8. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of development.

#### Environmental Health

9. 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.

10. Effective steps shall be taken by the developer to prevent the deposition of mud and other material on the adjoining public highway caused by vehicles entering and leaving the site during the construction of the development.

#### Landscape

11. 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.

#### Miscellaneous

12. 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.

13. 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 occupation of the residential units\*.

14. Prior to the occupation of the residential units details of bin store and refuse collection shall be submitted to, and approved in writing by, the Local Planning Authority and such approved details shall be implemented prior to occupation.

15. Land levels shall not be raised above the existing levels on site, the details of which should be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of development.

16. Any construction/demolition work necessary to carry out the development hereby granted shall only be permitted between the following hours, Monday - Friday inclusive 0800 - 1800, Saturday 0800 -

1300 and not at all on Sundays/Bank Holidays.

17. Prior to the use being commenced, a scheme shall be submitted to the Council for approval in writing, indicating strategies to be implemented to enable local people access to job opportunities arising from the development site. Within 12 months of the use being commenced a statement shall be provided to, and approved in writing by, the Local Planning Authority demonstrating how occupants have complied with the approved scheme.

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 the provision of a complete pedestrian link between the site and the existing signalled controlled pedestrian crossing of A629 Wortley Road to the southeast, in the interests of road safety.
3. To encourage drivers to make use of the parking spaces and to ensure that the use of the land for this purpose will not give rise to the deposit of mud and other extraneous material on the public highway in the interests of road safety.
4. In order to promote sustainable transport choices.
5. In order to promote sustainable transport choices.
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. In the interests of satisfactory and sustainable drainage.
8. To ensure that the site is properly drained and surface water is not discharged to the foul sewerage system which will prevent overloading.
9. In the interests of safe redevelopment and after use of this site and in accordance with UDP Policy 4.4 'Contaminated Land'.
10. In order to ensure the development does not give rise to problems of mud/material deposit on the adjoining public highway in the interests of road safety.
11. 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'.

12. 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'.

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

14. In the interests of the visual amenity of the locality and the residential amenity of the future occupiers of the development in accordance with UDP Policy ENV3.1 'Development and the Environment'.

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

16. In the interests of the residential amenity of the adjacent occupiers.

17. In the interests of economic regeneration of settlements associated with the development site.

**101. APPEAL DECISION – REFUSAL OF PLANNING PERMISSION FOR THE CHANGE OF USE OF INDUSTRIAL UNIT FROM CLASS B2 TO CLASS D1 (NON-RESIDENTIAL EDUCATION) AT THE GEAR WORKS, ROTHER WAY, HELLABY FOR TARGET LEARNING TRUST (RB2004/1967)**

Consideration was given to a report of the Head of Planning and Transportation Service providing details of a decision of an appeal against the refusal of planning permission for the change of use of industrial unit from Class B2 to Class D1 (non-residential education) at the Gear Works, Rother Way, Hellaby for Target Learning Trust.

The Inspector allowed the appeal and noted that the appeal site was small scale and was in a far from prominent location. He further noted that the school had been operating for approximately two years and that there was no evidence that it inhibited the operations of other commercial uses in the area or made it less attractive to potential industrial uses. He states that "The Council's concern that this could lead to a precedent for the loss of other B2 uses appears unfounded; had it been a larger or more prominent site, or had there been other examples of such changes of use, the concern might be more understandable".

The Inspector was satisfied that the level of staff employed at the school was sufficient such that the proposal did not harm the economic or regeneration objectives of the industrial estate. In addition, the school's commitment to transporting its forty pupils by minibus helped to minimise the use of private car travel. The Inspector noted that there was a substantial area of wildlife and wetland that ran adjacent to the site which the school made use of. He concluded that, although this appeared to be an unusual location for a school, it appeared to function well and to meet the needs of its member community without detriment to the industrial

estate within which it was located. He, therefore, found that the proposal complied with the provisions of the development plan.

Resolved:- That the decision be noted.

**102. APPEAL DECISION - RETROSPECTIVE APPLICATION FOR THE DISPLAY OF AN ILLUMINATED WALL MOUNTED SHOP SIGN AT 12 HANGSMAN LANE, LAUGHTON COMMON, FOR MR. N. B. TURVER (RB2006/0629)**

Consideration was given to a report of the Head of Planning and Transportation Service providing details of a decision of an appeal against the refusal of retrospective planning permission for the display of an illuminated wall mounted shop sign at 12 Hangsman Lane, Laughton Common.

The Inspector confirmed the Council's view and dismissed the appeal. He concluded that "In my view the appeal sign is an incongruous addition to the already high level of advertising on the front of the building. I consider the sign spoils the plain wall of the side elevation. Moreover when seen in conjunction with the existing advertisements it overburdens the property with signage to the detriment of the host building and the street scene as a whole."

The owners of the premises have been written to requesting the removal of the sign.

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

(2) That legal proceedings be authorised against the appellant should the sign not be removed within one month of the date of this report.

**103. USE OF LAND FOR SITING OF STORAGE CONTAINER AT LAND AT COMMON SIDE FARM, LAUGHTON COMMON ROAD, LAUGHTON COMMON FOR MR. J. SELBY (RB2006/0067)**

Consideration was given to a report of the Head of Planning and Transportation Service providing details of land used for siting a storage container at Common Side Farm, Laughton Common.

Planning permission was refused for the above use of land on 9th March 2006. An Enforcement Notice was subsequently served on the owner of the site, on 6th April, 2006 which took effect on 11th May, 2006 subject to any appeal and allowed a period of three months for compliance.

The site was visited after the completion of the compliance period when it was noted that the storage container had been removed.

Resolved:- That the report be noted.

**104. APPEAL DECISION - AGAINST ENFORCEMENT NOTICE TO SECURE THE REMOVAL OF ALL PLANT AND MACHINERY ASSOCIATED WITH THE USE OF THE SEWAGE WORKS AREA AS A WASTE TRANSFER STATION AT LAND ADJACENT TO AVEN INDUSTRIAL ESTATE, SCOTCH SPRING LANE, MALTBY**

Consideration was given to a report of the Head of Planning and Transportation Service providing details of a decision of an appeal against an enforcement notice to secure the removal of all plant and machinery associated with the use of the sewage works as a waste transfer station at Aven Industrial Estate, Scotch Spring Lane, Maltby.

A retrospective application for use of land as an extension to the existing waste transfer and recycling facility located on Aven Industrial Estate, Scotch Spring Lane, Maltby was refused by Planning Board on 12th May, 2005, with a recommendation that an enforcement notice under Section 171 of the Town and Country Planning Act 1990 be served on Brookes Haulage Ltd. to secure the removal of all plant and machinery associated with the use as a waste transfer station and the reinstatement of the former sewage works, with a compliance period of three months.

An appeal against the Enforcement Notice on the grounds (a) that planning permission should be granted was subsequently lodged. No appeal against the refusal of planning permission was lodged.

The Inspector determined the appeal by written representation and concluded that the harm to the Green Belt by reason of inappropriateness was not outweighed by any other considerations. He noted that there was a substantial mound of waste some 10-15 m high over a sizeable part of the site, which was located adjacent to open fields where the countryside was fairly flat. He concluded that "the large mounds of waste looked very out-of-place in such a landscape. Furthermore, the small piles of waste and items of derelict plant gave the land a cluttered appearance and detracted from its openness. The processing activities with the associated machinery also contributed to the erosion of openness".

The Inspector noted comments from the appellant that the site was formally in an overgrown and untidy state, but did not consider that this would justify the current proposal and that to do so "...would be tantamount to encouraging dereliction".

The Inspector concluded that the appeal on ground (a) should not succeed and that planning permission would not be granted on this deemed application.

Resolved:- (1) That the decision to dismiss the Enforcement Notice appeal be noted.

(2) That the site be monitored to ensure compliance with the Enforcement Notice.

**105. APPEAL DECISION - ERECTION OF DETACHED DWELLINGHOUSE (AMENDMENT TO HOUSE APPROVED UNDER RB2004/1207) AT 203 MEADOWHALL ROAD, KIMBERWORTH (RB2005/1799)**

Consideration was given to a report of the Head of Planning and Transportation Service providing details of a decision of an appeal against the refusal of planning permission for the erection of a detached dwellinghouse at 203 Meadowhall Road, Kimberworth. This application had previously been granted in August, 2005, subject to the satisfactory signing of a Section 106 agreement. A further application was submitted as an amendment to the previous permission, which was refused and subsequently an appeal was submitted against this decision.

The Inspector dismissed the appeal and stated that; "Taking the increase in width and height and the re-siting together, along with various other minor adjustments to the design, I consider that there would be little to choose between the two proposals in terms of their impact on the openness of the Green Belt". The Inspector then went on to note what benefits connected with the mining archaeology and environmental improvements the Council had previously considered (at least in part) secured by the Section 106 Agreement tied to the original permission, which was considered to represent the 'special circumstances' required to justify inappropriate development in the Green Belt.

The Inspector was concerned that there was no Section 106 Agreement in front of him for this appeal and it would not be protected were he to allow the appeal.

Given this, the Inspector concluded that there were no very special circumstances before him that would outweigh the harm that would be caused by reason of inappropriateness and harm to the openness of the Green Belt.

Resolved:- That the decision be noted.

**106. UPDATES**

Further to Minute No. 93(a) of the meeting of the Planning Board held on 28th September, 2006, Members were informed of the progress of the Stadium City Developments Judicial Review. The Head of Legal and Democratic Services reported that, at the hearing held on 3rd October, 2006, Mr. Justice Sullivan had granted Stadium City Developments permission to proceed to the next stage, which would be a substantive hearing.

The outcomes would be reported to a future meeting of the Planning 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 12<sup>th</sup> October, 2006 under Town Planning Legislation (Minute No. 98).
- 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**

**RB2006/0412**

**Retrospective application for the change of use to class A5 (Hot food takeaway) at 48 High Street Maltby for Park Property (World) Ltd**

**RECOMMENDED: GRANTED CONDITIONALLY**

That the Planning Regulatory Board has taken into account and agrees with the reasons for grant as set out below in this report and resolves to grant planning permission subject to the following conditions:

**STATEMENT OF REASONS FOR DECISION TO GRANT PLANNING PERMISSION**

The Local Planning Authority has decided to grant planning permission:

1. Having regard to the policies and proposals in the Rotherham Unitary Development Plan and the advice set out in government guidance, all as set out below, and all relevant material planning considerations:

Unitary Development Plan

Policy RET1: Town Centres

Policy RET1.2: Prime Shopping Streets

Policy ENV3.7: Control of Pollution

Government Guidance

Planning Policy Statement 6: Planning for Town Centres

2. For the following reasons:

Although the preferred use of the premises would be as A1, due to the nature and function of other properties surrounding this site, it is considered in this case a change of use to A5 would be acceptable and would not undermine the retail character of the area or have a detrimental impact on local residents subject to the relevant conditions.

3. The forgoing statement is a summary of the main considerations leading to the decision to grant planning permission. More detailed information may be obtained from the Planning Officers Report and the application case file and associated documents.

**Conditions:**

1. All cooking fumes shall be exhausted from the building via a suitable extraction and/or filtration system, details of which shall be submitted to and approved in writing to the Local Planning Authority within one month of the date of this permission. 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

## Part 1(2)

in writing by the Local Planning Authority. The extraction/filtration system shall be maintained and operated in accordance with the manufacturer's specifications, 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. The approved details shall be implemented within three months of the date of this permission.

2. Within one month of the date of this permission, a litter bin shall be provided on the forecourt to/within the said building for use by the customers of the said premises.
3. The use hereby permitted shall only be open to customers between the hours of 0830 to 0100 Mondays to Saturdays and 0830 to 0000 Sundays and Bank Holidays.
4. The use hereby permitted shall only be open for deliveries to the premises between the hours of 0830 to 1800 Mondays to Sundays.
5. The use hereby permitted shall be open for home deliveries only between the hours of 0100 to 0200 Fridays and Saturdays.

### **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 visual amenity and to reduce the problem of litter and in accordance with UDP Policy ENV3.7 'Control of Pollution'.
3. In the interests of the amenities of the occupiers of nearby dwellings and in accordance with UDP Policy ENV3.7 'Control of Pollution'.
4. In the interests of the amenities of the occupiers of nearby dwellings and in accordance with UDP Policy ENV3.7 'Control of Pollution'.
5. In the interests of the amenities of the occupiers of nearby dwellings and in accordance with UDP Policy ENV3.7 'Control of Pollution'.

### **RB2006/0734**

**Erection of two storey dwellinghouse at rear of 6 Clifton Bank fronting Wellgate Rotherham Town Centre for Mr A Wright**

**RECOMMENDED: DEFER**

**RB2006/1145**

**Retrospective application for formation of rooms in roofspace with rear dormer window at 298 Wickersley Road Broom for Ibrahim Hussain**

**RECOMMENDED: DEFER**

**RB2006/1195**

**Use as hot food takeaway with variation of Condition 3 (opening hours) imposed by R87/972P to allow opening hours of 0900hrs to 0130hrs at 36 Woodhouse Green Thurcroft for Mr Atif Ayoub**

**RECOMMENDED: REFUSED**

**Reason:**

The Council considers that the extension of opening hours would be detrimental to the amenities of the occupiers of nearby residential properties by reason of noise nuisance, general disturbance and traffic attraction at unsocial hours. As such, the proposal would be contrary to Policies HG1: 'Existing Housing Areas' and ENV3.7: 'Control of Pollution' of the adopted Rotherham UDP.

**RB2006/1243**

**Change of use to childrens indoor play centre (D2) with ancillary café at premises at Bookers Way Dinnington for Mr H K Cooper**

**RECOMMENDED: DEFER**

**RB2006/1305**

**Use as hot food takeaway with variation to condition 2 (opening hours) imposed by R96/0036P to allow opening hours of 08:00 hrs to 00:00 hrs Sundays to Thursdays and 08:00 hrs to 01:00 hrs Fridays and Saturdays at Unit 121 Whitehill Road Brinsworth for Ali Eren**

**RECOMMENDED: REFUSED**

**Reason:**

The Council consider that the extension of opening hours would be detrimental to the amenities of the occupiers of nearby residential properties by reason of noise nuisance, general disturbance and traffic attraction at unsocial hours. As such, the proposal

would be contrary to Policy HG1 'Existing Housing Areas' and ENV3.7 'Control of Pollution' of the Rotherham Unitary Development Plan 1999.

## **RB2006/1355**

**Use of ground floor as take-away with variation to Condition 2 (Opening Hours) imposed by RB1983/596 to allow opening hours of 08.30hrs to 01.00hrs Sundays to Thursdays and 08.30hrs to 02.00hrs on Fridays and Saturdays at 37 High Street Maltby for Mohammed Reza Abniki**

### **RECOMMENDED: GRANTED CONDITIONALLY**

That the Planning Regulatory Board has taken into account and agrees with the reasons for grant as set out below in this report and resolves to grant planning permission subject to the following conditions:

#### **STATEMENT OF REASONS FOR DECISION TO GRANT PLANNING PERMISSION**

The Local Planning Authority has decided to grant planning permission:

1. Having regard to the policies and proposals in the Rotherham Unitary Development Plan, all as set out below, and all relevant material planning considerations:

Unitary Development Plan  
Policy ENV3.7: Control of Pollution

2. For the following reasons:

As there are other takeaways in the vicinity which have no restrictions over opening hours, it is considered that the impact of increasing opening hours until 01:00 on weekdays and 02:00 on weekends would not result in a significant increase in noise and general disturbance to the detriment of residential amenity such that the application should be refused.

3. The forgoing statement is a summary of the main considerations leading to the decision to grant planning permission. More detailed information may be obtained from the Planning Officers Report and the application case file and associated documents.

### **Conditions:**

1. The use hereby permitted shall only be open to customers between the hours of 08:30hrs to 01:00hrs Mondays to Sundays.
2. The use hereby permitted shall be open for home deliveries only between the hours of 0100 to 0200 Fridays and Saturdays.

**Reasons:**

1. In the interests of the amenities of the occupiers of nearby dwellings and in accordance with Unitary Development Plan Policy ENV3.7 'Control of Pollution'.
2. In the interests of the amenities of the occupiers of nearby dwellings and in accordance with Unitary Development Plan Policy ENV3.7 'Control of Pollution'.

**RB2006/1430**

**Use as Hot Food Takeaway with variation to condition 1 (opening hours) imposed by RB2000/0540 to allow opening hours of 0900hrs to 0000hrs Mondays to Saturdays and 0900 to 2330hrs on Sundays at 95 Flanderwell Lane Sunnyside for Mr Davut Demirkiran**

**RECOMMENDED: GRANTED CONDITIONALLY**

That the Planning Regulatory Board has taken into account and agrees with the reasons for grant as set out below in this report and resolves to grant planning permission subject to the following conditions:

**STATEMENT OF REASONS FOR DECISION TO GRANT PLANNING PERMISSION**

The Local Planning Authority has decided to grant planning permission:

1. Having regard to the policies and proposals in the Rotherham Unitary Development Plan, all as set out below, and all relevant material planning considerations:

Unitary Development Plan  
Policy ENV3.7: Control of Pollution

2. For the following reasons:

As there is another takeaway in the vicinity which has no restrictions over opening hours, it is considered that the impact of increasing opening hours until 0000 hours Mondays to Saturdays and 2330 on Sundays would not result in a significant increase in noise and general disturbance to the detriment of residential amenity.

3. The forgoing statement is a summary of the main considerations leading to the decision to grant planning permission. More detailed information may be obtained from the Planning Officers Report and the application case file and associated documents.

**Condition:**

The use hereby permitted shall only be open to customers between the hours of 0900hrs to 0000hrs Mondays to Saturdays and 0900hrs to 2330hrs on Sundays.

**Reason:**

In the interests of the amenities of the occupiers of nearby dwellings and in accordance with UDP Policy ENV3.7 'Control of Pollution'.

**RB2006/1450**

**Erection of 2 two storey blocks comprising 14 flats at Land at Midland Road Devonshire Street Holmes for Birkdale Properties Ltd**

**RECOMMENDED: DEFER**

**RB2006/1510**

**Access road and car parking (amendment to RB2000/0335) at land at Meadowbank Road Kimberworth for Mr J Noble**

**RECOMMENDED: GRANTED CONDITIONALLY**

That the Planning Regulatory Board has taken into account and agrees with the reasons for grant as set out below in this report and resolves to grant planning permission subject to the following conditions:

**STATEMENT OF REASONS FOR DECISIONS TO GRANT PLANNING PERMISSION**

The Local Planning Authority has decided to grant planning permission:

1. Having regard to the policies and proposals in the Rotherham Unitary Development Plan including interim planning statements and the advice set out in government guidance, and all relevant material planning considerations set out below:

**UDP Policies**

T6 'Location and Layout of Development

2. For the following reasons:

The proposed amended road layout and additional parking areas are acceptable in transportation terms as it forms part of a private road within the internal layout of a previously approved scheme. It is considered that this amendment will not have any significant impact upon either visual or residential amenity for residents in close proximity to the site or impact further upon those entering Rotherham from the motorway network.

3. The forgoing statement is a summary of the main considerations leading to the decision to grant planning permission. More detailed information may be obtained from the Planning Officers Report and the application case file and associated documents.

### **Conditions:**

1. Upon completion of construction works, the existing vehicular access to Meadowbank Road must be permanently closed and the kerbline/footway/verge/central reservation reinstated.
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. Effective steps shall be taken by the developer to prevent the deposition of mud and other material on the adjoining public highway caused by vehicles entering and leaving the site during the construction of the development.
4. Before the development is brought into use the sight lines indicated on the attached plan shall be rendered effective by removing or reducing the height of anything existing on the land between the sight line and the highway which obstructs visibility at any height greater than 900mm above the level of the nearside channel of the adjacent carriageway and the visibility thus provided shall be maintained.
5. The proposed internal access roads shall be constructed at a gradient not exceeding 1 in 20 unless otherwise agreed in writing with the Local Planning Authority.
6. Before the development is brought into use the car parking areas shown on the approved plan shall be provided, marked out and thereafter maintained for car parking.

### **Reasons:**

1. In the interests of highway safety
2. To encourage drivers to make use of the parking spaces and to ensure that the use of the land for this purpose will not give rise to the deposit of mud and other extraneous material on the public highway in the interests of road safety.
3. In order to ensure the development does not give rise to problems of mud/material deposit on the adjoining public highway in the interests of road safety.
4. To provide and maintain adequate visibility in the interests of road safety
5. In the interests of road safety
6. 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.

**RB2006/1564**

**Outline application for erection of new dwelling at land adjacent to High Ash Kirby Lane Wentworth for Mr Keith Bailey**

**RECOMMENDED: REFUSED**

**Reasons:**

1. The site is within the Green Belt as defined by the Rotherham Unitary Development Plan and development will not be permitted except in very special circumstances for purposes other than agriculture, forestry, recreation, cemeteries and other uses appropriate to a rural area. Consequently the proposed dwelling would constitute an inappropriate development in the Green Belt and the Council is not aware of any special circumstances to justify a departure from this policy. Accordingly, the proposal is contrary to adopted UDP Policy ENV1 'Green Belt'.
2. The Council considers that the proposal would lead to the short and long-term loss of mature trees that positively contribute to the visual amenity of the locality and no tree survey has been submitted to justify their removal, thereby conflicting with adopted UDP Policy ENV3.3 'Trees, Woodlands and Hedgerows' that seeks to promote and enhance tree coverage in the borough not to reduce it.
3. The Council considers that given the limited frontage with the highway, the application site has restrictive visibility in both directions and cannot achieve the desirable sightline of 2 metres x 90 metres that would be expected from a new dwelling. According the development if implemented, may lead to issues of road safety.

PLANNING REGULATORY BOARD

DECISIONS TAKEN UNDER THE TOWN AND COUNTRY PLANNING ACT 1990

**RB2006/0928**

**Erection of detached dormer bungalow and garage at Rear of 43 & 45 West Bawtry Road Brinsworth for Mr M Nuttall**

**REFUSED**

**Reasons:**

1. The access to the application site is within the Green Belt as defined in the Rotherham Unitary Development Plan. In the Green Belt, development will not be permitted except in very special circumstances for purposes other than agriculture, forestry, recreation, cemeteries and other uses appropriate to a rural area. It is considered that the applicant has not demonstrated any such circumstances and as such it is considered that the proposal conflicts with UDP Policy ENV1 'Green Belt' and government advice in PPG2 – 'Green Belts' which in this particular case seeks to safeguard the adjacent woodland from encroachment.
2. The Council considers that the access track is of a restricted width, steeply inclined, lacking in separate pedestrian provision, of substandard construction and is considered to be totally unsuitable to cater for additional vehicular traffic generated by a new development, thereby giving rise to issues of pedestrian / vehicular conflict.
3. The access track is the route of a public right of way as indicated on the Definitive Footpath Map such that the introduction of additional vehicular traffic generated by a new development would be to the detriment of pedestrian safety and conflict with UDP Policy T7 'Public Rights of Way'.
4. There are a number of trees that are protected by Tree Preservation Order (No.4) 1989 both adjacent the access road and within the northern corner of the site. The Council considers that their long-term prospects would be severely impeded should the development be implemented, thus having a detrimental impact upon the visual amenity of the wider locality and conflicting with UDP Policies ENV3.3 'Tree Preservation Orders' and ENV3.4 'Trees, Woodlands and Hedgerows'.
5. No supporting tree survey has been submitted with the application that may indicate a justification for the development adjacent or subsequent removal of the protected trees, thereby conflicting with UDP Policy ENV2.3 'Maintaining the Character and Quality of the Environment' and ENV2 'Conserving the Environment' which require adequate survey information to be submitted in order to fully appraise a development which may unavoidably damage an existing environmental interest or / and the overall benefits of the development outweigh the need to safeguard the environmental interest..
6. As there are a number of dwellings with good sized rear gardens that are access from the Public Right of Way, it is considered that the implementation of this

permission, if approved may encourage the submission of similar proposals for other land served also from the access track. Such applications would become progressively more difficult to resist and would exacerbate the highway related problems.

**RB2006/0976**

**Outline application for two detached dormer bungalows including details of the siting and means of access at land at 1 Highcliffe Drive Swinton for Mr K Paley**

**REFUSED**

**Reasons:**

1. The Council considers that the erection of two dormer bungalows and related access would constitute an over development of the site as insufficient private amenity space would be provided. The development would be contrary to Policy ENV3.1 'Development and the Environment' which states that development should have regard to the relationship of the locality, scale, density, height and site features.
2. With reference to the proposed bungalow to the north of the site, its relationship to the occupiers of no. 1A Highcliffe Drive does not meet with the Council's inter-house policy which request that there is a 12 metre minimum distance between a principle elevation and an elevation with no habitable windows, and as such the proposal would be detrimental to the outlook of those occupiers to the detriment of their living conditions.
3. The proposal if implemented would potentially result in the loss of trees to the detriment of the character and appearance of the Swinton Conservation Area which borders the site. As such the proposal is contrary to UDP Policy ENV2.12 - 'Development adjacent Conservation Areas'.

**RB2006/1052**

**Change of use of first and second floors from workshop to dance and drama studio at 12 Northside Road Wath-upon-Dearne for Quoin UK Ltd**

**GRANTED CONDITIONALLY**

**Conditions:**

1. The development shall be served from a new pedestrian access to Biscay Way, at the location indicated on the attached plan, details at which shall be submitted to and approved by the Council prior to the development being commenced.

2. The development shall not be brought into use until the existing metal pedestrian safety barrier fronting Biscay Way has been extended, as also indicated on the attached plan.
3. There shall be no public pedestrian or vehicular access to/egress from the premises via Northfield Road.
4. The use hereby permitted shall only be open to customers/members of for deliveries between the hours of 0800 and 2300 - Monday to Sunday.

**Reasons:**

1. In the interests of highway safety.
2. In the interests of highway safety.
3. In the interests of highway safety.
4. In the interests of the amenities of the occupiers of nearby dwellings and in accordance with UDP Policy ENV3.7 'Control of Pollution'.

**RB2006/1141**

**Application to prune 1 maple tree, 1 lime tree and 1 chestnut tree protected by RMBC Tree Preservation Order No.11 1975 at Willow Court Stump Cross Road Wath-upon-Dearne for Anchor Trust**

**GRANTED CONDITIONALLY**

**Condition:**

All tree works shall be carried out in accordance with B.S.3998: 1989. The schedule of all tree works shall be approved by the Local Planning Authority before any work commences and no tree work shall commence until the applicant or his contractor has given at least seven days notice of the intended starting date to the Local Planning Authority. The authorised works should be completed within 2 years of the decision notice otherwise a new application for consent to carry out any tree work will be required.

**Reason:**

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'.

**RB2006/1167**

**Demolition of existing office and warehouse and erection of 10 dwellinghouses and garages at Bretton Court Manor Road Wales for Moorfield Developments**

**WITHDRAWN**

**RB2006/1259**

**Two storey side extension & single storey front extension at 6 Gileswood Crescent Brampton Bierlow for Mr McDonald**

**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 (or any Order revoking and re-enacting that Order with or without modification), no windows or openings shall be inserted into the side elevation of the extension hereby approved without the prior written approval of the Local Planning Authority.

**Reasons:**

1. In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
2. In the interests of the amenities of the occupiers of adjoining properties.

**RB2006/1287**

**Six weeks notice of intent to fell and prune various trees within Aston Conservation Area at All Saints Church Church Lane Aston for RMBC (Streetpride)**

**NO OBJECTIONS**

**RB2006/1316**

**Six weeks notice of intent to fell four trees within Wales Conservation Area at land at Wales Road Kiveton Park for L D Bartholomew**

**NO OBJECTIONS**

**RB2006/1334**

**Erection of two storey portacabin building at land at Chesterton Road Eastwood for 2010 Rotherham Ltd**

**GRANTED CONDITIONALLY**

**Condition:**

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.

**Reason:**

In order to promote sustainable transport choices.

**RB2006/1343**

**Conservation Area Consent for demolition of outbuilding at land adjacent to 4A Gillott Lane Wickersley for Mr & Mrs Carney**

**GRANTED**

**RB2006/1351**

**Display of various illuminated signs at Unit 10B Retail World Stadium Way  
Parkgate for Stylo Barratt Properties Ltd**

**GRANTED**

**RB2006/1387**

**Two storey front side & rear and single storey front & rear extension at 154  
Worksop Road Swallownest for Miss R Williams**

**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'.

**RB2006/1388**

**Two storey side, single storey front & single storey rear extension at 3 Elsham  
Close Bramley for Mr Mike Henson**

**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'.

**RB2006/1391**

**Single storey front & side extension and conservatory to rear at 90 Sorby Way  
Wickersley for Mr Pickford**

**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'.

**RB2006/1399**

**Alterations to windows and install access ramp at St Cuthberts Church Hall Bent  
Lathes Avenue Broom for PCC of St Cuthberts Church**

**GRANTED**

**RB2006/1400**

**Application for lawful development certificate re: existing use of land as  
extension to residential curtilage at land to side of 23 Sanctuary Fields North  
Anston for Mr A Adams**

**GRANTED**

**RB2006/1401**

**Two storey side extension including gable roof to replace hipped roof and new pitched roof to existing flat roof extension at 18 Byron Drive Clifton for Paul Cotterhill**

**REFUSED**

**Reason:**

The design of the proposed two storey side extension relates poorly to the host building, the addition of gabled roof in replacement to the existing hipped roof visually unbalances the pair of semi detached properties and would appear incongruous in the street scene, to the detriment of the visual amenity of the locality. As such the proposal is contrary to Unitary Development Plan ENV3.1 'Development and the Environment'.

**RB2006/1405**

**Erection of a detached garage at land off Alexandra Road Swallownest for Mr G Spillings**

**GRANTED**

**RB2006/1406**

**Replacement of existing flat roof with pitched roof and formation of rooms in roofspace at 23 Lilly Hall Road Maltby for Mr P Connelly**

**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'.

**RB2006/1407**

**Conservatory to rear at The Pinfold Sheffield Road South Anston for Mr Hall**

**GRANTED CONDITIONALLY**

**Condition:**

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

**Reason:**

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

**RB2006/1410**

**Formation of play area at site of proposed public house Manvers Way Manvers for Pathfinder Pubs**

**GRANTED CONDITIONALLY**

**Conditions:**

1. The play area should not be used after 2100.
2. 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. In the interests of residential amenity of future surrounding occupiers and in order to comply with Policy ENV3.1 Development and the Environment.
2. To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

**RB2006/1411**

**Single storey side extension at 70 Sandringham Avenue Whiston for Mr Andy McCormick**

**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'.

**RB2006/1423**

**Single Storey side extension at 16 Eden Glade Swallownest for Mr A Lockwood**

**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'.

**RB2006/1424**

**Erection of dwelling (amendment to RB2005/1443) including the insertion of a front dormer window within detached dwelling at Land between 23 & 25 Falding Street Masbrough for Mr Kamran**

**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. When the proposed access has been brought into use, the existing access marked X on the attached plan shall be permanently closed and the footway/kerbline reinstated in accordance with details to be submitted to and approved by the Local Planning Authority.
3. 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-acting that Order) there shall be no further alterations or extensions to the approved dwelling.

**Reasons:**

1. In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
2. In the interests of road safety.
3. In the interests of maintaining an adequate amount of amenity space for future occupiers.

**RB2006/1425**

**Single storey front & side extension at 25 Worksop Road Woodsetts for Mr & Mrs Hemsley**

**GRANTED CONDITIONALLY**

**Conditions:**

1. Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.
2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

**Reasons:**

1. 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'.

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

**RB2006/1427**

**Single storey rear extension and erection of replacement garage at 24 Netherthorpe Way North Anston for Mr J Kay**

**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'.

**RB2006/1429**

**Replacement conservatory to rear at 5 Ash Court Maltby for Mr & Mrs P Yates**

**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'.

**RB2006/1432**

**Demolition of existing dwelling and erection of a detached two storey dwellinghouse with rooms in roofspace and front and rear dormer windows at 6 Brecklands Wickersley for Mr & Mrs Lammas**

**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, 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.
3. Detailed plans to be submitted in accordance with the requirements of this permission shall include a vehicular turning space for a family car to be provided within the site curtilage and the development shall not be brought into use until such turning space has been provided.
4. Before the development is brought into use 2 No vehicular parking spaces shall be provided within the site and hereafter retained for that purpose.

**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. To enable a vehicle to enter and leave the highway in a forward gear in the interests of road safety.
4. To ensure there is an adequate parking space clear of the highway in the interests of road safety.

**RB2006/1433**

**Rear extension & relocation of conservatory at 22 Main Street Ulley for Mr & Mrs Pennington**

**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'.

**RB2006/1434**

**Single storey rear extension including conservatory at 71 Rosemary Road Wickersley for Mr & Mrs James Perrin**

**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'.

**RB2006/1435**

**Demolition of garage & lobby & erection of attached dining room & garage with room in the roofspace & single storey extension & formation of room in existing roofspace incorporating dormer windows to front at 3 Mill Close Brookhouse for Mr & Mrs Kim Brooks**

**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 upper floor windows of the western facing elevation shall be non openable and glazed with obscure glass as agreed with the Local Planning Authority and shall not at any time be glazed with clear glass without the prior written agreement of the Local Planning Authority.

**Reasons:**

1. In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
2. In the interests of the amenities of the occupiers of adjoining properties.

**RB2006/1436**

**Conversion of Bungalow into 2 storey house & new conservatory to the rear at 14 Rother Crescent Treeton for Mr & Mrs P Britland**

**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'.

**RB2006/1438**

**Two storey side extension with attached garage at 13 Warren Road Wickersley for Mr Mark Gurran**

**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'.

**RB2006/1439**

**Conservatory to the rear at 5 Thorpe Road Harthill for Barry Bentley**

**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'.

**RB2006/1440**

**Two storey front and side extensions and alteration to roof design (including increase in height) to incorporate rooms in roofspace, and single storey rear extension at 3 Grange Close Brampton-en-le-Morthen for Mr & Mrs Parker**

**GRANTED CONDITIONALLY**

**Condition:**

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

**Reason:**

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

**RB2006/1441**

**Single storey extension to rear at 19 Stoneleigh Close Dinnington for Mr and Mrs France**

**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'.

**RB2006/1442**

**Outline application for the erection of 3 No. detached dwellings including details of the siting and means of access at Land rear of 13 Woodsetts Road North Anston for Mr A Gilbert**

**REFUSED**

**Reason:**

The siting ,layout and access to the proposed dwellings is considered to prevent the opportunity for the adjacent land to be subsequently developed and is not considered to provide for the efficient and comprehensive use of land contrary to Policy HG4.4 of the Rotherham Unitary Development Plan, the guidance contained in Supplementary Planning Guidance Housing Guidance 2 and Planning Policy Guidance Note 3: Housing.

**RB2006/1443**

**Six weeks notice to prune 1 willow tree and 2 lime trees within Aston Conservation Area at Land adjacent to 3 Aston Forge Court Aston for Mr Lee Weatherall**

**NO OBJECTIONS**

**RB2006/1445**

**First floor side extension with front and rear dormer windows at 40 Chapel Walk Rawmarsh for Mrs T Mullins**

**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. This permission shall relate to the amended plan received 15 September 2006 (NM/06/06/02A)

**Reasons:**

1. In order to ensure a satisfactory appearance in the interests of visual amenity and

in accordance with UDP Policy ENV3.1 'Development and the Environment'.

2. To ensure the development is carried out in accordance with the approved plans.

**RB2006/1446**

**Continuation of use of car wash with variation to condition 3 (hours of operation) imposed by RB2002/2000 to allow car wash operation between 0600hrs and 2200hrs at Rosedale Service Station Dale Road Rawmarsh for Total UK Ltd**

**WITHDRAWN**

**RB2006/1447**

**Single storey side/rear extension with rooms in roof space and dormer window to rear at 101 Woodfoot Road Moorgate for M Cooke**

**GRANTED CONDITIONALLY**

**Condition:**

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

**Reason:**

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

**RB2006/1448**

**Six weeks notice of intent to prune one row of Hawthorn within Thorpe Salvin Conservation area at Whinleys Harthill Road Thorpe Salvin for Mr Holbarn**

**NO OBJECTIONS**

**RB2006/1449**

**Single storey front extension at 50 Cemetery Road Wath-upon-Dearne for Mr S Wake**

**REFUSED**

**Reason:**

The Council considers that by virtue of its 3.2m front projection, the front extension will have a detrimental affect on the amenities of the occupiers of the adjacent dwellings and therefore contrary to Housing Guidance Note 1 of the Supplementary Planning Guidance which advocates a projection of one metre only for extensions less than 2m from a habitable room window of another house and a 2m projection in all other cases

**RB2006/1452**

**Two storey side & single storey rear extension at 36 Coach Road Greasbrough for Mr Sean Smith**

**GRANTED CONDITIONALLY**

**Condition:**

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

**Reason:**

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

**RB2006/1457**

**Two storey side extension at 55 Woodall Road Herringthorpe for Mr N Jones**

**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 entrance to the existing driveway shall be widened to 5m as shown on the attached plan.

**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 order to increase the practical level of on-site parking in order to reduce the level of on-street parking and in the interests of highway safety.

**RB2006/1460**

**Conservation Area Consent for the demolition of existing barn at Land at Top Farm Laughton Road Dinnington for Mr N Thomas**

**GRANTED CONDITIONALLY**

**Condition:**

The demolition of the barn shall not take place before a contract for carrying out the works on the redevelopment of the site, has been made and planning permission has been granted for the replacement for which the contract provides.

**Reason:**

In the interests of visual amenity of the Conservation Area and in accordance with Policy ENV2.11 'Development in Conservation Areas' of the Rotherham Unitary Development Plan.

**RB2006/1461**

**Erection of new gas oil bund at Victrex Flourides Gin House Lane Thornhill for Victrex Flourides**

**GRANTED**

**RB2006/1464**

**Display of various illuminated and non-illuminated signage at Welcome Inn Hotel Wortley Road Kimberworth for Keith Brown Properties (Hull) Ltd**

**GRANTED**

**RB2006/1465**

**Erection of single storey extension to front and side and canopy to front at 38 Warris Close Kimberworth Park for Mr C Austerfield**

**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'.

**RB2006/1468**

**Six weeks notice of intent to prune 2 beech trees and 1 pear tree within Wales Conservation Area at The Beeches, 4 Manor Road Wales for Martin Bennett**

**NO OBJECTIONS**

**RB2006/1480**

**Loft conversion with rear dormer window and consevatory to rear at 27 Coleridge Road Wath-upon-Dearne for Mrs S Sanderson**

**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'.

**RB2006/1481**

**First floor side extension at 146 Broom Road Broom for Mr & Mrs Lomax**

**GRANTED**

**RB2006/1483**

**Proposed plot substitution for plot number 40 for a pair of semi-detached properties on previous approval 2005/792 at land off Flash Lane Bramley for Ben Bailey Homes Ltd**

**GRANTED CONDITIONALLY**

**Conditions:**

1. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
2. 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.
3. Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.
4. Within the first available planting season after the commencement of the development, trees and/or shrubs shall be planted on the site in accordance with a scheme to be submitted to, and approved by, the Local Planning Authority. Such scheme to provide for species, siting, planting distances, programme of planting and maintenance to establishment and any plants dying, removed or destroyed within five years of planting shall be replaced in a manner to be agreed with the Local Planning Authority.
5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected This shall include the boundary of properties with any highway abutting it's curtilage. The boundary treatment shall be completed before the dwellings/apartments are first occupied.

6. 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.
7. 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 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.

### **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 the development can be properly drained in accordance with UDP policies ENV3.2 'Minimising the Impact of Development' and ENV3.7 'Control of Pollution'.
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 a well laid out scheme of healthy trees and shrubs in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.
5. In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
6. In the interests of the safe development and after use of this site and in accordance with UDP Policy 4.4 'Contaminated Land'
7. In order to promote sustainable transport choices.

**RB2006/1485**

**Single storey front extension at 150 Pear Tree Avenue Bramley for Mr & Mrs Houghton**

**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'.

**RB2006/1487**

**Display of various illuminated and none illuminated signage at Tesco Store Biscay Way Wath-upon-Dearne for Tesco Stores Ltd**

**GRANTED**

**RB2006/1489**

**Single storey side extension, new pitched roof to existing flat roof rear extension and erection of conservatory to rear at 410 Upper Wortley Road Rotherham for Mr & Mrs Malia**

**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 glazing for the garage and conservatory facing the party boundary with no.412 Upper Wortley Road shall be obscured, and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

**Reasons:**

1. In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
2. In the interests of the residential amenity of adjacent occupiers.

**RB2006/1490**

**Details of the demolition of one pair of semi detached dwellings and restoration of the site at 59 & 61 Leicester Road Dinnington for Housing Market Renewal Team**

**GRANTED**

**RB2006/1493**

**Application for Lawful Development Certificate re: Use as a single dwelling house without compliance with condition number 2 (agricultural occupation) imposed on planning permission RH1969/5956 dated 06/10/69 at The Bungalow Penny Hill Lane Thurcroft for Mr J Turner**

**GRANTED**

**RB2006/1494**

**Outline application for erection of a dwelling at land at 20 Nursery Crescent North Anston for Mr G A Yeates**

**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 for a family sized car to be provided within the site curtilage and the development shall not be brought into use until such turning space has been provided.
3. Details of the proposed means of disposal of foul and surface water drainage, including details of any off-site work, shall be submitted to and approved by the Local Planning Authority and the development shall not be brought into use until such approved details are implemented.
4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is brought into use.
5. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

**Reasons:**

1. 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 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 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'.

**RB2006/1502**

**Six weeks notice of intent to fell a crab apple tree within South Anston Conservation Area at 8 Manor Farm Gardens South Anston Rotherham for Shirley Harrison**

**NO OBJECTIONS**

**RB2006/1503**

**Conservatory to rear at 36 The Oval North Anston Sheffield for Colin Meakin**

**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'.

**RB2006/1511**

**Six weeks notice of intent to fell one tree within Brampton-en-le-Morthen conservation area at entrance to Blacksmith Yard Main Street Brampton-en-le-Morthen for P P Thickett & Sons**

**NO OBJECTIONS**

**RB2006/1513**

**Conservatory to rear at 70 Portland Avenue Aston for Mr & Mrs Parkin**

**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'.

**RB2006/1514**

**Single storey side extension at 3 Hillcrest Way Sunnyside for Mrs J Baines**

**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'.

**RB2006/1516**

**Conservatory to rear at 39 Holyrood Rise Bramley for Mr & Mrs Wagstaff**

**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'.

**RB2006/1520**

**Two storey side extension at 6 Devonshire Road Maltby for Mr & Mrs L Myers**

**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'.

**RB2006/1527**

**Conservatory to front and retention of disabled access ramp at Tedora Willowgarth Rawmarsh for Mr I Woods**

**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 glazing for the conservatory facing the party boundary with no. 50 Willowgarth shall be obscured, and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

**Reasons:**

1. In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
2. In the interests of the amenities of the occupiers of adjoining properties.

**RB2006/1537**

**Application to fell one Rowan tree within Moorgate Conservation Area protected by Tree Preservation Order No3 1995 at 2 Kings Court Moorgate for Sarah Simpson**

**GRANTED CONDITIONALLY**

**Condition:**

A suitable replacement tree shall be planted in accordance with a scheme to be approved in writing with the Local Planning Authority. The replacement tree shall be planted during the next available planting season.

**Reason:**

To minimise the reduction of amenity to the area as a result of the felled trees.

**RB2006/1542**

**Detached single garage to rear at 529 Herringthorpe Valley Road Broom for Mr & Mrs B Chapple**

**GRANTED**

**RB2006/1543**

**Demolition of existing garage, extensions to both sides & alteration to roof including replacement of front dormer window at Greendale Cottage Gildingwells Road Letwell for Mr & Mrs G Ferris**

**WITHDRAWN**

**RB2006/1551**

**New fire exit doors at Comet Unit 1 Stadium Way Parkgate for Pillar Properties Plc**

**CANCELLED**

**PLANNING REGULATORY BOARD**

**DECISIONS TAKEN UNDER THE TOWN AND COUNTRY PLANNING ACT 1990**

**RB2006/1266**

**Two storey rear extension at 35 Coverleigh Road Wath-upon-Dearne for Mr Hoyland**

**GRANTED CONDITIONALLY**

**Conditions:**

1. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
2. The development shall only take place in accordance with the submitted details and specifications shown on the amended plans 35CR/01Rev A, 35CR/02 Rev A and 35CR/03 Rev A dated 18 June 2006.

**Reasons:**

1. In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
2. To ensure the development is carried out in accordance with the approved plans.

**RB2006/1295**

**Change of use to hot food takeaway (use class A5) at 15 Broad Street Parkgate for Mr I Khan**

**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. The use hereby permitted shall only be open to customers or for deliveries between the hours of 0900 to 0100 Mondays to Sundays including Bank Holidays.
3. The premises shall be used for hot food takeaway only unless otherwise agreed in writing 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 amenities of the occupiers of nearby dwellings and in accordance with UDP Policy ENV3.7 'Control of Pollution'.
3. To enable the Local Planning Authority to consider any future planning proposals in the interests of the residential amenity of the area in accordance with UDP Policy ENV3.1 'Development and the Environment'.

**RB2006/1303**

**Erection of detached dwellinghouse at Land at 16 Rose Crescent Rawmarsh for Mr J Wilson**

**GRANTED CONDITIONALLY**

**Conditions:**

1. Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.
2. 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.
3. Within the first available planting season after the commencement of the development, the frontage of the site shall be landscaped in accordance with a scheme to be first submitted to, and approved by , the Local Planning Authority. The scheme shall provide for maintenance to establishment and provision for any landscaping dying, removed or destroyed within five years of planting to be replaced in a manner to be agreed with the Local Planning Authority.
4. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development, and any boundary walls or fences, hereby permitted, have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

5. Before the development is brought into use the sight lines indicated on the attached plan shall be rendered effective by removing or reducing the height of anything existing on the land between the sight line and the highway which obstructs visibility at any height greater than 600mm above the level of the adjacent footway and the visibility thus provided shall be maintained.
6. Before the development is first occupied, the existing driveway intended to serve the proposed dwelling shall be reconstructed at a uniform gradient of 0% (1in 10) maximum.
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 the first floor window on the rear elevation shall be obscure glazed.
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no windows shall be inserted into the first floor of the rear elevation.

## **Reasons:**

1. To encourage drivers to make use of the parking spaces and to ensure that the use of the land for this purpose will not give rise to the deposit of mud and other extraneous material on the public highway in the interests of road safety.
2. To ensure 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'.
3. To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.
4. To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
5. To provide and maintain adequate visibility in the interests of road safety.
6. To enable appropriate car parking within the site.
7. In the interests of the living conditions of the adjacent occupiers in accordance with SPG Housing Guidance 3.
8. In the interests of the living conditions of the adjacent occupiers in accordance with SPG Housing Guidance 3.

**RB2006/1326**

**Two storey side extension at 56 Park View Road Kimberworth for Mr Russell Gunson**

**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 commencement of development, two off-road parking spaces shall be provided each measuring 5m x 2.5m and shall be hard-surfaced and retained for the duration of the development.
3. The development shall only take place in accordance with the submitted details and specifications shown on the amended plans.

**Reasons:**

1. In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
2. In the interests of highway safety and to reduce the level of on-street parking.
3. To ensure the development is carried out in accordance with the approved plans.

**RB2006/1342**

**Erection of a dwellinghouse at land adjacent to 4A Gillott Lane Wickersley for Mr & Mrs Carney**

**GRANTED CONDITIONALLY**

**Conditions:**

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

2. No 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 2.30 metre high barrier fence in accordance with BS 5837: 2005 Guide for Trees in Relation to Construction. This shall be positioned in accordance with details as shown on the attached plan (Plan A). The protective fencing shall be properly maintained and shall not be removed without the written approval of the Local Planning Authority until the development is completed. There shall be no alterations in ground levels, fires, use of plant, storage, mixing or stockpiling of materials within the fenced areas.
3. All tree works shall be carried out in accordance with B.S.3998: 1989. The schedule of all tree works shall be approved by the Local Planning Authority before any work commences and no tree work shall commence until the applicant or his contractor has given at least seven days notice of the intended starting date to the Local Planning Authority. The authorised works should be completed within 2 years of the decision notice otherwise a new application for consent to carry out any tree work will be required.
4. Detailed plans to be submitted in accordance with the requirements of this permission shall include a vehicular turning space for a car to be provided within the site curtilage and the development shall not be brought into use until such turning space has been provided.
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. Notwithstanding the submitted information the wall shall be splayed as shown in the attached plan (Plan B).
7. 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), there shall be no further alterations or extensions to the approved dwelling unless approved otherwise in writing by 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 the trees/shrubs are protected during the construction of the development in the interests of amenity and in accordance with UDP Policies ENV3 'Borough Landscape', ENV3.1 'Development and the Environment', ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

3. To 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'.
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 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 provide and maintain adequate visibility in the interests of road safety.
7. In the interests of the Conservation Area (2.11) and Development and Environment ENV 3.1.

**RB2006/1349**

**Single storey side & rear extension at 21 Boundary Green Rawmarsh for Mrs Davies**

**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'.

**RB2006/1352**

**Extension to rear access road at 5-11 Clayfield Lane Wentworth for The Milton (Peterborough) Est Co**

**GRANTED CONDITIONALLY**

**Conditions:**

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

2. Before the development is brought into use, the westerly access shall be signed or marked 'EXIT ONLY' and 'NO ACCESS' and the easterly access shall be signed or marked 'ACCESS ONLY' and 'NO EXIT' in accordance with details to be submitted to and approved by the Local Planning Authority. The accesses shall be thereafter be used as a one-way system.

**Reasons:**

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

**RB2006/1371**

**Retrospective application for the erection of conservatory to side at 2 Stone Hill Drive Swallownest for Mrs Howford**

**GRANTED**

**RB2006/1389**

**Creation of split level patio to form external seating area with associated access ramp & railings at Red Lion Sheffield Road Todwick for Mr Duncan Hicklin**

**GRANTED**

**RB2006/1394**

**Single storey rear extension at East Dene Social Club Doncaster Road Eastwood for East Dene Social Club**

**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:**

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'.

**RB2006/1409**

**Retrospective erection of external staircase to rear at 11 Main Street Greasbrough for TC's Mini Market**

**GRANTED CONDITIONALLY**

**Condition:**

The landing to the top of the hereby approved staircase shall be used for access purposes only and shall be kept clear of any outdoor furniture including seats and tables.

**Reason:**

In the interests of neighbouring residential amenity.

**RB2006/1413**

**Single storey front, side and rear extension and new chimney to side at 41 Hawkshead Crescent North Anston for Mr and Mrs Lebond**

**GRANTED CONDITIONALLY**

**Conditions:**

1. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
2. The window on the elevation of the single storey side extension facing north and overlooking the property at no. 43 Hawkshead Crescent, shall be non openable and glazed with obscure glass as agreed with the Local Planning Authority and shall not at any time be glazed with clear glass without the prior written agreement of the Local Planning Authority.

**Reasons:**

1. In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
2. In the interests of the amenities of the occupiers of adjoining properties.

**RB2006/1414**

**Two storey side extension at 63 Olivers Way Catcliffe for B.J. Wild/ T.J.Himsworth**

**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'.

**RB2006/1415**

**Change of use from opticians to taxi-booking office and waiting room at 153 Masbrough Street Masbrough for Safuar Ali Shah**

**GRANTED CONDITIONALLY**

**Conditions:**

1. Before the development is commenced, details at the size and positioning of the proposed radio transmitting/receiving aerial shall be submitted to and approved by the Local Planning Authority.
2. There shall be no ranking of taxis to the front of the premises on Masbrough Street.

**Reasons:**

1. In the interests of the visual amenity of the area.
2. In the interest of the amenity of the occupiers/owners of adjoining business and of road safety.

**RB2006/1422**

**Two storey rear extension (Amendment to RB2005/1237) at 4 Rother Crescent Treeton for Paul Chadburn**

**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'.

**RB2006/1431**

**Erection of detached dwellinghouse and detached double garage at Land rear of 37 Woodsetts Road North Anston for Mr & Mrs Brignaw**

**GRANTED CONDITIONALLY**

**Conditions:**

1. 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.
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. Within the first available planting season after the commencement of the development, trees and/or shrubs shall be planted on the site in accordance with a scheme to be submitted to, and approved by, the Local Planning Authority. Such scheme to provide for species, siting, planting distances, programme of planting and maintenance to establishment and any plants dying, removed or destroyed within five years of planting shall be replaced in a manner to be agreed with the Local Planning Authority.
4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is brought into use.
5. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

**Reasons:**

1. 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'.

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

**RB2006/1454**

**Single storey front and rear extension and porch to rear at 8 Lane End Road  
Broom for Mr & Mrs Frost**

**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 glazing for the single storey extension facing the party boundary with no.6 Lane End Road shall be obscured, and shall be reinstated thereafter to the satisfaction of the Local Planning Authority.

**Reasons:**

1. In order to ensure a satisfactory appearance in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
2. In the interests of the amenities of the occupiers of adjoining properties.

**RB2006/1455**

**Change of use of premises from hairdressers to estate agency at 47 Effingham  
Square Rotherham Town Centre for Zahed Mughal**

**GRANTED CONDITIONALLY**

**Condition:**

The use hereby permitted shall only be open to customers or for deliveries between the hours of 0730 and 18:30 Mondays to Saturdays.

**Reason:**

In the interests of the amenities of the occupiers of nearby dwellings and in accordance with UDP Policy ENV3.7 'Control of Pollution'.

**RB2006/1459**

**Demolition of existing barn and erection of a detached dwelling and garage at Top Farm Laughton Road Dinnington for Mr N Thomas**

**GRANTED CONDITIONALLY**

**Conditions:**

1. 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.
2. Before the development is brought into use, that part of the site to be used by vehicles shall be properly drained and constructed in concrete, tarmacadam, block paving or other such material as may be agreed by the Local Planning Authority and shall thereafter be maintained in a sound condition.
3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is brought into use.
4. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking or re-enacting that Order) no development included with Classes A, B, E of Part 1 of Schedule 2 to that order shall be carried out without the prior written consent of the Local Planning Authority.

**Reasons:**

1. 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'.
2. To ensure that mud and other extraneous material is not deposited on the public highway and that each dwelling can be reached conveniently from the footway in the interests of road safety and residential amenity and in accordance with UDP Policy HG5 'The Residential Environment'.
3. In the interests of the visual amenity of the area and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
4. To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with UDP Policy ENV3.1 'Development and the Environment'.
5. To protect the amenity of the neighbouring occupiers and the visual amenity of the Conservation Area.

**RB2006/1478**

**Two storey side and rear extension at 6 Brookside Herringthorpe for Mr & Mrs Saddington**

**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 (or any order revoking that order without modification) no additional windows (other than the obscure glazed window on the approved plans) shall be inserted into the side elevation of the elevation hereby approved.

**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 the neighbouring occupiers.

**RB2006/1482**

**Single storey rear extension and new pitched roof to garage at 15 Newman Court Moorgate for Dr N N Ahmed**

**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'.

**RB2006/1492**

**Detached summer house to rear at 232 Wales Road Kiveton Park for Mr & Mrs Bidwell**

**GRANTED**

**RB2006/1531**

**Formation of rooms in roofspace and install dormer windows to rear and both sides at 2 Gipsy Green Lane Wath-upon-Deerne for Mr & Mrs Hodkin**

**GRANTED CONDITIONALLY**

**Condition:**

The dormer window on the southern elevation shall be non openable and glazed with obscure glass as agreed with the Local Planning Authority and shall not at any time be glazed with clear glass without the prior written agreement of the Local Planning Authority.

**Reason:**

In the interests of the private amenity of the occupiers of no. 4 Gipsy Green Lane.

**PLANNING REGULATORY BOARD**

**DECISIONS TAKEN UNDER THE TOWN AND COUNTRY PLANNING ACT 1990**

B2006/853FP	Two storey side extension at 3 The Gorse Herringthorpe for Mr M C Ling.  REJECTED
B2006/1192FP	Two storey side extension at 39 Nickerwood Drive Aston for Mr Abblet.  PASSED CONDITIONALLY
B2006/1212FP	Internal Alterations at Rawmarsh Comprehensive School Haugh Road Rawmarsh for Rawmarsh Comprehensive School.  PASSED
B2006/1223FP	Two storey side/single storey rear extension at 29 The Lea Swinton for Mr Thompson.  REJECTED
B2006/1275FP	single storey front/two storey side/single storey rear extension and loft conversion. at 29 Osbert Road Broom for A Burgin.  PASSED CONDITIONALLY
B2006/1329FP	Erection of modular building to be used as church at Rotherham Spiritualist Church Percy Street Rotherham Town Centre for C/O Susan Hodgkins.  PASSED CONDITIONALLY
N2006/1362BN	Building Notice re: Replacement window and door at 10 Copper Beech Crescent Hooton Levitt for Mr M Jenkins.  ACCEPTED

- B2006/1367FP Single storey rear extension to form pool room at East Dene Social Club Doncaster Road Eastwood for East Dene Social Club.  
PASSED CONDITIONALLY
- B2006/1376FP Two storey side extension at 14 Lobelia Court South Anston for Mr Johnson.  
PASSED CONDITIONALLY
- B2006/1393FP DDA Works at Wath Victoria School Sandymount Road Wath-upon-Dearne for RMBC - Educations, Culture & Leisure.  
REJECTED
- B2006/1395FP Two storey side extension at 63 Olivers Way Catcliffe for BJ Wild & TJ Himsworth.  
PASSED CONDITIONALLY
- B2006/1396FP Internal alterations to form offices at rear of 66 Laughton Road Dinnington for Mr & Mrs P Havard.  
PASSED CONDITIONALLY
- B2006/1404FP Two storey side/single storey rear extension at 52 Sandpiper Road Thorpe Hesley for Andrew Priest.  
PASSED
- B2006/1429FP Two storey side extension and single storey extension and single storey side/rear extension and single storey side extension to existing bedrooms. at West Melton House Brampton Road Wath-upon-Dearne for Mr D Ramdharry.  
REJECTED

B2006/1446FP	Single storey side extension at 70 Sandringham Avenue Whiston for Mr Andy McCormick.  PASSED
B2006/1453FP	Two/single storey front extension at 7 Rainborough Road Wath-upon-Dearne for Mr & Mrs Roberts.  PASSED
B2006/1454FP	Single storey rear extension at 26 Northfield Drive Woodsetts for Mr & Mrs Smalley.  PASSED CONDITIONALLY
B2006/1455FP	Two storey side extension at 57 South Street Rawmarsh for Mrs Cook.  PASSED CONDITIONALLY
B2006/1459FP	First floor side extension and installation of velux windows at 40 Chapel Walk Upper Haugh for Mrs T Mullins.  PASSED CONDITIONALLY
B2006/1461FP	Erection of new two storey portacabin to form office accomodation at 2010 Rotherham Ltd Chesterton Road Eastwood for 2010 Rotherham Ltd..  PASSED CONDITIONALLY
B2006/1473FP	Resiting of mobile building at Maltby Comprehensive Rotherham Road Maltby for Mr Paul Whelan.  REJECTED
B2006/1499FP	Single storey rear extension at 27 Arlington Avenue Aston for C J Lee.  PASSED CONDITIONALLY

B2006/1539FP	Loft conversion, alterations to roof and dormer window at 518 Wortley Road Kimberworth for Mr P Cullumbine.  PASSED CONDITIONALLY
B2006/1540FP	Two storey side/single storey front extension at 46 Church Street Rawmarsh for Mr A Taylor.  PASSED CONDITIONALLY
B2006/1552FP	Factory Extension at C Jenkins premises Mansfield Road Waleswood for C Jenkins Ltd.  PASSED CONDITIONALLY
B2006/1572FP	Single storey rear extension to kitchen at 9 Woodlathes Road Sunnyside for Mr R Turner.  PASSED CONDITIONALLY
B2006/1578FP	Single storey side extension to form garage, bathroom and kitchen at 55 Hounsfeld Road East Herringthorpe for Mr & Mrs Roberts.  PASSED
B2006/1604FP	Single storey side extension at 49 Renishaw Avenue Broom for Mr Smith.  PASSED CONDITIONALLY
B2006/1610FP	Erection of a pair of semi-detached one bed dwellings at Adjacent 67 Wesley Avenue Aston for John Walker.  PASSED CONDITIONALLY

B2006/1616FP	Single storey rear extension at 6 Hargrave Place Thrybergh for Mrs S Phillips.  PASSED CONDITIONALLY
B2006/1617FP	Loft conversion with dormer at 23 Christchurch Road Wath-upon-Dearne for Mr K Peat.  PASSED CONDITIONALLY
B2006/1618FP	Two storey side extension at 4 Thorogate Rawmarsh for Mr & Mrs Shenton.  REJECTED
B2006/1620FP	Two storey side extension at 58 Katherine Street Thurcroft for David Parker.  PASSED CONDITIONALLY
B2006/1621FP	loft conversion with dormer at 104 School Road Wales for FX Property.  PASSED CONDITIONALLY
B2006/1624FP	Loft conversion with dormer at 102 Wales Road Kiveton Park for FX Property.  PASSED CONDITIONALLY
B2006/1655FP	Single/two storey rear extension at 19 Woodsetts Road North Anston for Mr & Mrs Doherty.  PASSED CONDITIONALLY

B2006/1665FP	Two storey side extension at 6 Derwent Close North Anston for Mr P Deakon.  PASSED CONDITIONALLY
B2006/1671FP	Two storey side extension at 14 Middle Drive Moorgate for Mr & Mrs S Brooke.  PASSED CONDITIONALLY
B2006/1688FP	Conversion of retail premises to 9 self contained apartments at 34-36 College Street Rotherham Town Centre for Equity Housing Group.  REJECTED
B2006/1695FP	Two storey side extension and single storey front extension at 31 Moorlands Crescent Whiston for T Manderson.  PASSED CONDITIONALLY
B2006/1701FP	Two storey side/single storey rear extension at 10 Whiteleys Avenue Rawmarsh for Mr & Mrs Raffo.  PASSED CONDITIONALLY
B2006/1705FP	Two/ single storey side extension at 1 Rydal Road Dinnington for Mr & Mrs Swift.  PASSED CONDITIONALLY
B2006/1713FP	Single storey side extension at 10 Calcot Park Avenue Swinton for Ray Bird.  PASSED CONDITIONALLY

B2006/1720FP	Single storey side extension and garage conversion at 38 Egremont Rise Maltby for Mr Morris.  PASSED CONDITIONALLY
B2006/1726FP	Single storey rear extension at 21 Hunters Chase Dinnington for Mr Osborne.  PASSED CONDITIONALLY
B2006/1740FP	Single story rear extension to kitchen at 61 Cresswell Road Swinton for Mr J P Warburton.  PASSED CONDITIONALLY
B2006/1765FP	Single storey rear extension at Janfre Highthorn Road Kilnhurst for Mr & Mrs Russell.  PASSED
R2006/1775RG	Regularisation Certificate re: Internal alterations at 62 Fernleigh Drive Brinsworth for Mrs Carole Suttill.  CERTIFICATE GRANTED
B2006/1776FP	Single storey side extension at 97 Racecourse Road Swinton for Mr Keith Dorrans.  PASSED
N2006/1777BN	Building Notice re: Garage conversion at 11 Howarth Drive Brinsworth for Kashaf Walayat.  ACCEPTED

B2006/1778FP Single storey rear extension to form bathroom for a disabled person at 15 Deepdale Road Kimberworth for Kaneez Bi.  
PASSED

B2006/1781FP single storey rear extension and internal alterations at 4 Nelson Street Rotherham Town Centre for Saeed Muthana & Salen Shaibi.  
PASSED

B2006/1782FP single storey rear extension to provide bathroom for a disabled person at 27 St Johns Avenue Masbrough for Saryan Bibi.  
PASSED

N2006/1797BN Building Notice re: Removal of internal wall at 6 Holly Grove Wath-upon-Dearne for Michael John Hoe.  
ACCEPTED

N2006/1802BN Building Notice re:Repairs to outbuilding at 8 Poynton Avenue Ulley for Anthony Lindley, 2010 Rotherham Ltd.  
ACCEPTED

B2006/1807FP Two storey front extension at 50 Bradgate Road Kimberworth Park for Mr & Mrs Haffner.  
PASSED CONDITIONALLY

N2006/1808BN Building Notice re: New beam under chimney and wall at 25 Grange Road Broom for Mr S Mercey.  
ACCEPTED

- N2006/1819BN Building Notice re: Replace window for door at 18 Broad Bridge Close Kiveton Park for Helena Eadon.  
ACCEPTED
- N2006/1820BN Building Notice re: Single storey rear extension at 56 Elder Drive Sunnyside for Mr & Mrs F. H. Rochester.  
ACCEPTED
- NN2006/1822NN Initial Notice re: Internal alterations at Unit C Bawtry Road Bramley for Domino's Pizza.  
ACCEPTED
- N2006/1823BN Building Notice re: Replacement windows & doors at 2,6,8,10,12,16,20,22,28,40,46,48,50,52,54,56,58,60,62,64,66 Keeton Hall Road Kiveton Park for Rotherham MBC.  
ACCEPTED
- N2006/1824BN Building Notice re: Replacement windows & doors at 1,3,5,9,11,12,13,15,23,25,27,28,29,31,33-39,41,43,45,47 Danby Road Kiveton Park for Rotherham MBC.  
ACCEPTED
- N2006/1825BN Building Notice re: Replacement windows and doors at 1 Trinity Road Kiveton Park for Rotherham MBC.  
ACCEPTED
- N2006/1826BN Building Notice re: Replacement windows & doors at 1,2,5,7,8,9,9A,12A,14,15,16,17 Saxon Road Kiveton Park for Rotherham MBC.  
ACCEPTED

N2006/1827BN Building Notice re: Replacement windows & doors at 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16 Viking Way Kiveton Park for Rotherham MBC.

ACCEPTED

N2006/1828BN Building Notice re: Replacement windows & doors at 3,5,7,9,11,13,15,17,19,21,45,51,57,67-73,75,77 Keeton Hall Road Kiveton Park for Rotherham MBC.

ACCEPTED

N2006/1835BN Building Notice re: Removal of load bearing wall at 58 Braithwell Road Maltby for Jane Vine.

ACCEPTED

N2006/1841BN Building Notice re: garage conversion at 11 Swallow Crescent Rawmarsh for Mrs M Broughton.

ACCEPTED

N2006/1843BN Building Notice re: Removal of chimney breast at 7 Dewhill Avenue Whiston for Mrs J Myers.

ACCEPTED

N2006/1845BN Building Notice re: Loft conversion with dormers at 2 Gipsy Green Lane Wath-upon-Deerne for Nicola Hodkin.

ACCEPTED

N2006/1859BN Building Notice re: Replacement windows & doors at 5 Poplar Nook Kiveton Park for Rotherham MBC.

ACCEPTED

N2006/1861BN	Building Notice re: Two storey side extension at 23 Wentworth Way Dinnington for Mrs Julie Lynam.  ACCEPTED
B2006/1871FP	Erection of 8 new dwelling apartments at 35-37 Moorgate Road Moorgate for Ashcor Construction.  WITHDRAWN
N2006/1873BN	Loft conversion at Woodall House Dowcarr Lane Woodall for Mr M Roberts.  ACCEPTED
B2006/1874FP	Detached garage at 56 Warren Road Wickersley for Miss S Platts.  WITHDRAWN
N2006/1887BN	Building Notice re: Replacement windows and doors at 1-17 Rothermoor Avenue Kiveton Park for Rotherham MBC.  ACCEPTED
N2006/1888BN	Building Notice re: Replacement windows and doors at 1-18 Littlemoor Avenue Kiveton Park for Rotherham MBC.  ACCEPTED
N2006/1889BN	Building Notice re: Replacement windows and doors at 1-18 Highmoor Avenue Kiveton Park for Rotherham MBC.  ACCEPTED

- N2006/1892BN Building Notice re: Removal of chimney breast at 61 Upper Wortley Road Kimberworth for Howard Hickman.  
ACCEPTED
- N2006/1893BN Building Notice re: garage conversion at 27 Meadowgate Brampton Bierlow for Mark Nadin.  
ACCEPTED
- N2006/1894BN Building Notice re: Two storey rear extension and internal alterations to form w.c. at 10 Meadow Drive Swinton for Mr Daniel Humphreys.  
ACCEPTED
- N2006/1895BN Building Notice re: Electrical work in existing house at 23 Grange Road Rawmarsh for Philip Thorpe.  
ACCEPTED
- N2006/1898BN Building Notice re: Removal of load bearing wall. at 8 Saville Road Whiston for Matthew Doaring.  
ACCEPTED
- N2006/1900BN Building Notice re: Replace windows for doors at 2 The Crescent East Sunnyside for Mr Whitworth.  
ACCEPTED
- N2006/1902BN Building Notice re: Electrical re wire at 1 Scarborough Crescent Maltby for Mr Pat Connolly.  
ACCEPTED

N2006/1906BN

Building Notice re: Loft conversion at 4 Linden Road Wath-upon-Dearne for Matthew Linden.

ACCEPTED

N2006/1908BN

Building Notice re: Removal of load bearing walls at 14 Boswell Road Wath-upon-Dearne for R Ackersley.

ACCEPTED

N2006/1911BN

Building Notice re: single storey rear extension to kitchen at 12 Lister Street Clifton for Mr R Cockram & Mrs C Lynch.

ACCEPTED