

Application Number: 20/02808/FUL  
Date of Application: 18 December 2020  
Date Decision Issued: 1 April 2021

Service Director for Planning and  
Strategic Highways:  
**Bronwen Knight**  
Wakefield One  
PO Box 700  
Burton Street  
Wakefield  
WF1 2EB  
Typetalk calls welcome

c/o Mr Mark Strawbridge  
Studio Charrette  
The Clubhouse  
50 Grosvenor Hill  
London  
W1K 3QT  
United Kingdom

**Town and Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Development Management Procedure) (England) Order**  
**2015**

**Grant of Planning Permission**

**Description and Location of Application**

Proposed outbuilding to rear of dwelling for use as beauty treatments studio

at:

**Particulars of Decision**

Planning permission granted. Permission is granted for the development in accordance with the plans and specifications hereby approved subject to the following condition(s) and reason(s) if any:-

1. The development hereby permitted shall be begun within three years of the date of this permission.  
Reason : Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby approved shall be carried out strictly in accordance with the following approved plans as listed below and at the end of this decision notice unless required otherwise by this decision or its attached conditions:

Location Plan, drawing reference 0861 Location, dated 13/12/2020 and received 18/12/2020

Block Plan, drawing reference 0861C Block, dated 13/12/2020 and received 25/03/2021

Proposed Elevations and Floor Plans, drawing reference 0861.P.0102 Revision B, dated December 2020 and received 25/03/2021

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

Reason: For the avoidance of doubt as to what is authorised by this permission and in accordance with the National Planning Practice Guidance (Use of Planning Conditions, paragraph 022).

3. The use of the proposed outbuilding at site as a beauty studio hereby permitted shall only be used and operated by a resident of no.16 Hardwick Close, Ryhill, Wakefield, WF4 2PR

Reason: In the interests of the amenity of the occupiers of neighbouring properties and access and highway safety to accord with policies D9 and D14 of the Council's adopted Local Development Framework Development Policies Document and the National Planning Policy Framework.

4. The use hereby permitted shall not take place at any time except between the hours of 08:30 and 19:30 Monday to Friday and 08:30 to 15:30 Saturdays.

Reason: In the interests of the amenity of the occupiers of nearby properties to accord with policies D9 and D20 of the Council's adopted Local Development Framework Development Policies Document and the National Planning Policy Framework.

5. The use of the building as a beauty studio hereby approved shall be operated on an pre-arranged appointment basis only, with no overlapping of appointments and with only one appointment present/attending the property at any time.

Reason: In the interests of the amenity of neighbouring occupiers and highway safety to accord with policies D9 and D14 of the Council's adopted Local Development Framework Development Policies Document and the NPPF

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting that Order) no development included within classes A or E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting that Order) shall be carried out without the prior written consent of the Local Planning Authority.

Reason: In the interests of amenity in accordance with policy D9 of the Council's Local Development Framework Development Policies Document and the advice

contained within the Council's Residential Design Guide and the National Planning Policy Framework.

7. The 3no. vehicle parking spaces as detailed in the submitted Block Plan (drawing reference 0861C Block, dated 13/12/2020 and received 25/03/2021) shall be retained and maintained for the lifetime of the development.

Reason: To ensure adequate parking provision at the site in the interests of Highway Safety and to accord with policy D14 of the Local Development Framework.

**This decision is based on the following plans(s):-**

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Drawing	Block Plan	0861C Block	25.03.2021
Drawing	Proposed Elevations and Floor Plans	0861.P.01 02 Revision B	25.03.2021
Application Form			18.12.2020
Drawing	Location Plan	0861 Location	18.12.2020

**Notes**

The responsibility to properly address contaminated land issues, including the safe development of land and secure occupancy, and irrespective of any involvement by the Council, lies with the owner/applicant/developer of the site. In line with Sections 178 and 179 of the National Planning Policy Framework the site should be suitable for its new use taking account of ground conditions and land instability, including from natural hazards [e.g. radon gas] or former activities such as mining and pollution arising from previous uses. Due to the land being in an area where radon protection measures usually need to be installed within any permanent buildings the developer of the land should either satisfy themselves that radon protective measures are not required or they should ensure basic radon protection measures are installed into any permanent buildings. Any radon protection measures should be installed as per the manufacturer's instructions.

The Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the NPPF.

The applicant is advised that this permission does not authorise excavations within or abutting the public highway. If any such works are required in connection with this permission, the PRIOR APPROVAL of the Council is required as Highway Authority. Works to the public highway undertaken without the necessary approval would be an unlawful interference with the public highway in respect of which, legal action may be taken under the Highway Act 1980 and related statutes.

The applicant is advised that, even if no building work is proposed, approval may also be required under Building Regulations. The advice of the Building Control Service should be sought before the use commences. If any amendments are proposed to the drawings approved herewith when making application under the Building Regulations, a note to that effect should be made on the revised drawings.

Please refer to the accompanying Statutory Provisions and Notes, which form part of this Notice.

**Service Director for Planning**

*B. Knight*

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The Coal  
Authority

**Any Planning Enquiries should be directed to:**

Planning and Local Authority Liaison:

Direct Telephone: 01623 637 119

Email: [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk)

Website: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

**STANDING ADVICE - DEVELOPMENT LOW RISK AREA**

*The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.*

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

[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

*Standing Advice valid from 1<sup>st</sup> January 2021 until 31<sup>st</sup> December 2022*

## FURTHER INFORMATION

Now that your application has been determined, this information sheet is intended to inform you of your options.

**If you wish to talk to someone about your application, please contact Development Control and quote your Application Number: 0345 8 506 506 or [devcontrol@wakefield.gov.uk](mailto:devcontrol@wakefield.gov.uk)**

### GRANTED

If your application has been granted, please be aware that the following may apply to you.

#### TIMESCALES

- If you do not begin the development within the period specified on your decision notice, the permission will lapse.
- If the development is begun but not completed we can, in certain circumstances, require that it is completed within a specified period.

#### CONDITIONS

If your application has been granted subject to conditions you may be required to submit information to discharge of conditions these conditions. Some conditions must be discharged before development can commence.

The form for discharge of condition applications can be found using the following link [https://ecab.planningportal.co.uk/uploads/appPDF/X4725Form027\\_england\\_en.pdf](https://ecab.planningportal.co.uk/uploads/appPDF/X4725Form027_england_en.pdf) a fee will also be payable.

#### OTHER CONSENTS

This is only a Planning Permission; it does not necessarily mean you can start your development. You must also assess the impact of the following on your development:

- It may be necessary to obtain approval under the Building Regulations. This is handled by our Building Control Department.
- This permission does not entitle you to obstruct a Right of Way. If you need to stop up or divert a footpath or bridleway to enable you to carry out the development you should contact our Public Rights of Way office.
- Any applications for Council grants towards the costs of the development will need to be approved before work starts.
- Your development may come under the jurisdiction of two different pieces of Civil Legislation: the Party Wall Act and Right to Light: see the MHCLG website for more information
- If your development requires you to alter any existing utilities (Drainage, Water, Electricity, Gas, Phone, Cable, etc.) then you will need to liaise with the appropriate organisation.

**Do not start your development until you have all the applicable consents**

#### GROUND STABILITY

- This Planning Permission does not constitute any guarantee as to the stability of the site.

### GRANTED WITH CONDITIONS, SPLIT DECISION OR REFUSAL

If your application has been refused, in part or in full, or if there are conditions attached to the grant, then you may wish to consider making a resubmission or an appeal.

## APPEALS

If you are aggrieved by this decision, then you may be able to make an appeal. Appeals in England and Wales are handled (on behalf of the Secretary of State for the Ministry of Housing, Communities and Local Government) by the Planning Inspectorate in Bristol.

There are strict time limits on when Appeals can be made and you are urged to visit <https://www.gov.uk/government/organisations/planning-inspectorate>. Alternatively information about all aspects of the Appeal Process are available from the Planning Inspectorate, and the Planning Portal.

## INFORMATION

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### BUILDING CONTROL

01924 306557

[buildingcontrol@wakefield.gov.uk](mailto:buildingcontrol@wakefield.gov.uk)

[www.wakefield.gov.uk/Planning/BuildingControl](http://www.wakefield.gov.uk/Planning/BuildingControl)

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### PUBLIC RIGHTS OF WAY

0345 8 506 506

[prowteam@wakefield.gov.uk](mailto:prowteam@wakefield.gov.uk)

[www.wakefield.gov.uk/CultureAndLeisure/ParksAndOpenSpaces/Footpaths/default.htm](http://www.wakefield.gov.uk/CultureAndLeisure/ParksAndOpenSpaces/Footpaths/default.htm)

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### PLANNING INSPECTORATE

<https://www.gov.uk/government/organisations/planning-inspectorate>

The Planning Inspectorate,  
Temple Quay House,  
2 The Square, Temple Quay,  
Bristol BS1 6PN

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### PLANNING PORTAL

The Planning Portal is the UK Government's online planning and building regulations resource. Use this site to learn about planning and building regulations, and appeal against a decision and research government policy.

[www.planningportal.co.uk](http://www.planningportal.co.uk)

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### MHCLG (MINISTRY OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT)

MHCLG is the central Government Department responsible for planning policy and building regulations.

<https://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government>



