

Council taken to task in home extension row

CAMPAIGNERS who complained about a resident's home extension illegally encroaching on public land are celebrating after preventing an order to make the building legal.

Now action group Hands Off Stubbin Lane want to take Rotherham Borough Council to task over why the development was allowed without planning permission.

Homeowner Gary Watson moved his fence outwards and removed banking for the two-storey addition to his Hooper Court home in Upper Haugh.

He told a planning inquiry last November that he had "exhausted all avenues" in trying to find out who the land belonged to before building.

Planning Inspector David Wildsmith ruled that a stopping up order of this type could not be granted retrospectively.

He said: "For the applicant, the case is simple and clear. He has regarded a two metre wide strip of land which lay outside the boundary fence as vacant scrubland, which he wanted to incorporate into his own garden."

"He argued that the precedent had been set for this by owners of the neighbouring dwelling."

"Quite clearly, the land in question cannot continue as public highway once contained within a residential garden and built upon."

Some objectors said allowing the order could set up a harmful precedent for others encroaching on the land.

But Mr Wildsmith concluded that the order had failed because of "procedural reasons" rather than the merits of the extension and loss of public land.

He said: "No material harm, in highway terms, would arise if the order was made. The use of Stubbin Lane as public highway would not be significantly compromised in any way."

HOSL secretary Sandra Horridge said: "The decision is a victory in terms of what we set out to achieve, which was to prevent the stopping up order

Victory, but the battle goes on!

by GARETH DENNISON

gareth.dennison@rotherhamadvertiser.co.uk

from being given.

"We now want to clarify how Rotherham Borough Council can allow an individual to take over and build on land for his own gain and depriving the public of a highway."

"We've done what we intended so far and will keep on fighting for the benefit of this public amenity."

HOSL barrister Naeem Siraj said: "Unfortunately, in the inspector's own view, there's no loss of public amenity by the highway being obstructed."

"And, very unhelpfully, he says that the applicant can seek another route, via the council, through magistrates' court."

"The council don't seem very enthusiastic about preserving this highway, a public amenity."

"What I'm waiting for at the moment is instruction as to prosecution of Mr Watson. I've spelled out to HOSL what should now be done if they want this building removed from the highway."

"It's public highway maintained by the local authority at the moment. The council has the onus on it to preserve and by law, it shouldn't have been built on."

Nearly 70 residents objected to the order. The council withdrew its statutory objection during the hearing.



DETERMINED: Campaigners who are unhappy with the home extension

The best thing that could happen to your home for Kitchens, Bedrooms, Bathrooms and Studies

SALE EXTENDED

Special Offers Throughout the Range

A visit to our design studio we feel will impress even the most discerning of you, our quality to the smallest detail is beyond comparison. Call and see for yourself.

Over 25 room settings on display.

Fully fitted & project managed or supply only.

First class professional service guaranteed.

Luxury painted ranges now on display -Wide choice of colours available

- Detailed design service. ● Hand drawn artist impression.
- Full installation service by skilled craftsmen
- Inc. Tiling, flooring, building work etc.
- Let us quote you free before you buy!
- Specialist in granite & solid surface worktops.

*Ask for details

KBSA KITCHEN, BATHROOM, BEDROOM SPECIALISTS ASSOCIATION www.kbsa.co.uk

Award Winning Showroom 'Best Overall Studio' Category



25 room settings on display



The best thing that could happen to your home for kitchens, bedrooms, bathrooms & studies.

Hometown Designs offer professionally manufactured and installed fitted kitchens, bathrooms, bedrooms, home-offices and studies.

Their spacious showroom on Bawtry Road, Wickersley, is dedicated to showing what products they have to offer.

The vast range of products are displayed in the 25 full room set displays, which highlight the quality and design and are well worth a visit.

Established for more than 20 years, Hometown Designs have a reputation for offering customers a service that is second to none.

Experienced staff are on hand to go through the styles, designs, finishes and colours available.

All furniture is bespoke and designed exclusively for your particular room.

Hometown Designs offer free home visits and surveys, complete with a detailed design service.

The enthusiastic designers will listen carefully to your ideas and needs before planning a room that will not only be practical, but also a joy to live in and look at too. Hometown Design also has a full installation service or you can opt for supply only.

The installation is carried out by skilled craftsmen and includes all building work, tiling, electrics and lighting to part P regulations, as well as gas work to GAS SAFE regulations.

The company is a member of KBSA, the kitchen, bathroom and Bedroom Specialists Association, which invites exemplary businesses with high levels of professionalism and workmanship to join.

Every kitchen, bathroom, bedroom or home office contract completed by a KBSA authorised retailer is covered by the unique Consumer Care Deposit Protections Scheme or Consumer Care Plus, ensuring that all deposits and work contracted is insured. Hometown Designs would be delighted if you would call to see the extensive and excellent range of bespoke furniture available.

There is plenty of free parking available at the front of the showroom and you can be assured of a warm welcome.

If you are planning to redesign your kitchen, bedroom, bathroom or study - make sure you pay a visit to the showroom - Hometown Designs guarantee you will be impressed.

Hometown Designs Ltd, 127 Bawtry Road, Wickersley, Rotherham, S66 2DF. Tel: 01709 548886.

Revamped plan is 'fit for purpose'

A SCHOOL has redrafted its improvement plan after being placed in special measures by Ofsted.

The leadership team at Greasbrough Primary has been altered since January's scathing inspection report.

Head teacher Jackie Crawford and deputy Simon Greaves have been absent due to illness since January 2013 and November 2012 respectively.

Jane Fearnley, head at Herringthorpe Junior School, has been brought in as interim consultant head teacher.

Two governors have resigned and Rotherham Borough Council used its powers of intervention to select an additional member, who has since been made vice-chairman.

A new special needs co-ordinator has been appointed as well as a supply teacher to cover Mr Greaves' class.

Ofsted inspector John Young said: "The consultant head teacher has added direction and impetus to the school's efforts to improve."

"Governors accept the shortcomings levelled against them in the report and, with the support of school leaders and the local authority, they have taken steps to sharpen their practice."

"The school's recently redrafted improvement plan is fit for purpose."

"The earlier plan lacked the necessary detail and coherence between planned actions and how these would address the areas for improvement."

A council spokesman added: "We are now working with the school to support the leadership in the longer term."

Newsletters, a parent group and an updated website are helping the school to communicate better with parents.

AEG **ZANUSSI** **Electrolux** www.falconappliances.co.uk

CALL IN OR RING FOR YOUR FREE NO OBLIGATION QUOTATION
 OPEN Mon-Fri 10am-6pm Sat 10am-5pm
 127 BAWTRY ROAD, WICKERSLEY, ROTHERHAM,
 S66 2DF (opp Tanyard Shopping Centre)
 ☎ 548886 www.hometowndesigns.co.uk

HOMETOWN Designs