BARNSLEY
Metropolitan Borough Council

Place Directorate
Regeneration and Culture
Planning and Building Control

REFUSAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2020/1345

To JR Planning
40 Northern Common
Dronfield Woodhouse
Dronfield
S18 8XJ

Proposal Change of use of ground floor retail units with HMO above to 6no.apartments including external alterations

At 303 - 307 The Crescent, Barnsley Road, Cudworth, Barnsley, S72 8SY

Permission is **refused** for the proposals which were the subject of the Application and Plans registered by the Council on 14/12/2020 and described above.

The reasons for the Council's decision to refuse planning permission are:

1. A number of the proposed room sizes and flats are not up to the minimum standards as expected within SPD: Design of Housing Development and the South Yorkshire Residential Design Guide (SYRDG). In the opinion of the Local Planning Authority, the proposed development does not provide adequate living and internal amenity space for future residents, contrary to Local Plan Policy GD1, SPD: Design of Housing Development and the SYRDG.

2. The proposed development does not provide any off-street parking to support the proposed use, nor does it provide any Electric Vehicle charging points. In the opinion of the Local Planning Authority, the proposed development therefore does not provide adequate off-street parking for future residents, contrary to SPD: Parking and Local Plan Policy T4: New Development and Transport Safety and the proposal will not support or encourage Sustainable travel, contrary to SPD: Sustainable Travel.

3. In the opinion of the Local Planning Authority, the proposed development fails to provide the adequate shared private space which is required for 6 no. flats of this nature and does not uphold the minimum external space standards expected of new residential development to the detriment of residential amenity of the future occupants, contrary to Local Plan Policy GD1 and SPD: Design of Housing Development.

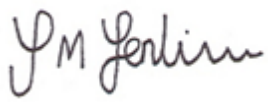
Pursuant to article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, complied with our Planning Service Charter for Business and otherwise actively engaged with the applicant in dealing with the application.

Please be aware that the Council monitors construction sites and open land within the vicinity such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- *a fine of up to £50,000 and*
- *up to six months imprisonment on conviction.*

Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of the approved development is disposed of via approved methods and that documents are retained to prove this.

Signed Dated 19/01/2021



Joe Jenkinson
Head of Planning and Building Control

NOTES:-

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment, Transport and Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference to the application to him. These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.