BARNSLEY
Metropolitan Borough Council

REFUSAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2011/0620

To Mr John Connelly
70 Wood Walk
Wombwell
Barnsley
S73 0NF

Proposal Erection of rear extension and alterations to the roof of bungalow comprising changing its shape from a hip to a gable, increasing the ridge height and installing two front dormers.
At 70 Wood Walk, Wombwell, Barnsley, S73 0NF

Permission is refused for the proposals which were the subject of the Application and Plans registered by the Council on 25 May 2011and described above.

The reason(s) for the Council's decision to refuse planning permission is/are:

1 In the opinion of the Local Planning Authority, the proposed alterations to the roof of the bungalow, in particular the change to its shape and introduction of dormer windows, are considered to be architecturally inconsistent with the character of the original property. Given its prominent position along Wood Walk and the current balance and consistency of design in the Wood Walk streetscene it is considered the bungalow, if extended along the lines proposed, would appear wholly out of character to the detriment of visual amenity. The proposal is therefore considered to be contrary to Policy H8E of the Unitary Development Plan, Policy CSP29 of the Barnsley LDF Core Strategy (Submission Version) and the guidance contained in SPG 5, Dormers and Rooflights.

2 In the opinion of the Local Planning Authority, the proposed rear extension, by reason of excessive scale, and in particular its projection from the rear elevation and its height, would appear as a dominant and unsympathetic feature to the detriment of the character of the original dwelling. Furthermore the extension would overshadow part of the garden area to no. 68 and appear as an overbearing feature when viewed from its garden area and rear habitable room windows. The proposal is therefore considered to be contrary to Policy BE6 and H8E of the Barnsley UDP, Policy CSP29 of the Barnsley LDF Core Strategy (Submission Version) the guidance contained in SPG4, Extensions to Dwellings.

Signed Stephen Moralee

Assistant Director, Planning and Transportation

Dated 15 July 2011

Planning and Transportation Service **Telephone: 01226 - 772000**
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NOTES:-

Appeals to the Secretary of State

If you are aggrieved by the decision of the Council to refuse permission for the proposed development then you can appeal to the Secretary of State for the Environment, Transport and Regions under Section 78 of the Town and Country Planning Act. If you want to appeal, then you must do so within 12 weeks of the date of this notice, using a form which you can get from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions giving under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

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.

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