



BARNSLEY
Metropolitan Borough Council

REFUSAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2014/0972

To White Agus Partnership
8 Morston Business Park
Whaley Road
Barugh Green
Barnsley
S75 1HQ

**Proposal Erection of 1 no. detached dwelling.
At Land at St Austell Drive, Barugh Green, Barnsley**

Permission is refused for the proposals which were the subject of the Application and Plans registered by the Council on 27 August 2014 and described above.

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

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.

- 1 In the opinion of the Local Planning Authority the site is of an insufficient size to accommodate the proposed dwelling. It is considered that the proposal would appear as a cramped infill development which bears no resemblance to the surrounding housing stock in terms of character and scale. It is not considered appropriate to support a residential dwelling as it could not be developed in a way or context that is respectful to the established building pattern of the locality. As such it is considered that it would present itself as an incongruous and intrusive change to the established local development pattern. The proposal is therefore considered contrary to the requirements of Core Strategy policy CSP29, saved UDP policy H8D and the advice of paragraph 56 and 57 of the NPPF which promote high quality inclusive design.

Signed

Service Director Economic Regeneration, Development, Environment & Culture

Dated 16 October 2014

- 2 In addition the Local Planning Authority also considers that by virtue of the developments height overall mass and close proximity to the northern boundary the property would form a visually intrusive and overbearing feature when viewed from the properties to the rear of the site (nos 34-40 Barugh Green Road). It is considered that the relationship would be particularly harmful to the enjoyment of their gardens. For this reason it is considered that the proposal would not achieve a suitable relationship with adjoining land uses, this would be contrary with UDP Saved Policy H8D and Core Strategy Policy CSP29.

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 six months 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.