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. 2020/0858

To White Agus Partnership
Office One
34 Victoria Road
Barnsley
S70 2BU

Proposal Extension to existing garage
At 17A Darton Lane, Darton, Barnsley, S75 5AH

Permission is **refused** for the proposals which were the subject of the Application and Plans registered by the Council on 25/08/2020 and described above.

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

1. The proposed extension would effectively create a two-storey garage sited forward of the principle elevation of the host dwelling which, in the opinion of the Local Planning Authority, is an unsympathetic and uncharacteristic addition that detracts from the visual quality of the area by reason of its excessive height. The proposal is therefore considered to be a poor design which has a harmful impact on the street scene and character of the property which fails to improve the character and quality of its location, contrary to Local Plan Policy D1: High Quality Design and Place Making, NPPF Paragraph 130, and SPD: House Extensions and Other Domestic Alterations.

2. In the opinion of the Local Planning Authority, the proposed extension is excessive in size and is located in very close proximity to neighbouring residential properties and would have a significant overbearing and overshadowing impact over these properties, as well as resulting in a sense of enclosure over no. 11 Rockwood Close. In turn, the proposed development would have a significant impact upon the residential amenity enjoyed by neighbouring properties, particularly nos. 11 and 15 Rockwood Close and is contrary to Local Plan Policy GD1: General Development and SPD: House Extensions and Other Domestic Alterations.

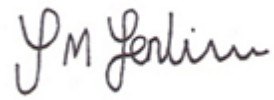
Pursuant to article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, complied with our Planning Service Charter for Business and otherwise actively 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 23/10/2020



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.

As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks 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.