



Notice of Prior Approval Determination

Town & Country Planning (General Permitted Development) Order 2015 (as Amended)
Schedule 2 Part 1 Class A

Correspondence Address:

1 Saville Street
Cudworth
Barnsley
S72 8LT

Decision Date:

12 September 2019

APPLICATION NO:

2019/0908

DESCRIPTION:

Erection of a single storey rear extension with a rearwards projection of 3.5m, a height to eaves of 2.5m and a maximum overall height of 4m (Prior Notification Householder)

LOCATION:

8 - 10 James Street, Barnsley, S71 1BN

APPLICANT:

Mr John Blackburn

Prior approval is hereby **refused** for the development described above, for the following reasons:

- 1 The height, width and projection of the proposed extension, added to the rear of the extension approved under Local Planning Authority planning permission reference number 2018/1058 would be materially detrimental to the amenities of the occupants of the adjoining dwellings by reason of its combined scale and mass and the impacts associated with it appearing overbearing and over dominant in relation to the adjoining properties and their gardens and as a result of the overshadowing effects. It is also considered that the harmful effects would be exacerbated by the levels differences across the site and the projection of the proposal. As such the proposal is contrary to Local Plan Policy GD1 - General Development and the House Extensions and Other Alterations SPD.
- 2 In the opinion of the Local Planning Authority the application is accompanied by insufficient information to establish whether the proposed development complies with the conditions, limitations and restrictions applicable to development permitted by Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 1, Part 1 'Development within the curtilage of a dwellinghouse' which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g) owing to the levels differences across the projection of the proposal which may mean that the eaves height and total height could be higher than the maximum limitations when measured from the rear elevation of the proposed extension.

Signed

Joe Jenkinson
Head of Planning and Building Control

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*

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 on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. *

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. *

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. *

As this is a decision to refuse planning permission for a minor commercial 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. *

As this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice. *

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. *

***delete where inappropriate**

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.