BARNSLEY
Metropolitan Borough Council

REFUSAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2013/0173

To M A Clynch
14 Huddersfield Road
Ingbirchworth
Sheffield
S36 7GF

Proposal Residential development - Erection of two detached three storey dwellings (Outline) (Resubmission)
At Land adjacent 1A Henderson Glen, Royston, Barnsley, S71 4RG

Permission is refused for the proposals which were the subject of the Application and Plans registered by the Council on 21 February 2013and 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 overall design and layout of the scheme fails to respect its context or the wider street scene, in particular the proposed development would be out of keeping with the character of the local area, in that it would result in 2 dwellings sited within a restricted space in an area characterised by dwellings set within large landscaped plots. As a consequence the development would harm the visual amenity of the area to the detriment of the streetscene, contrary to CSP 29, H8A, H8D, SPD 'Designing New Housing Development' and the South Yorkshire Residential Design Guide'.

2 The proximity to adjacent dwellings, in particular No. 15 Lee Lane, will result in loss of privacy and outlook to the detriment of residential amenity of existing residents, contrary to saved Barnsley Unitary Development Plan Policy H8D (Infill, Backland and Tandem Residential Development) and the Council's Supplementary Planning Document 'Designing New Housing Development'.

Signed Stephen Moralee

Assistant Director, Planning and Regulatory Services

Dated 03 April 2013

Planning and Regulatory Services **Telephone: 01226 - 772000**
PO Box 604, Barnsley, S70 9FE **Fax: 01226 - 772591**

Informative(s)

1 Despite the recommendation for refusal the Local Planning Authority, in pursuant to article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), have actively engaged with the applicant in dealing with the application. The applicant had pre application meetings prior to the previous scheme and was adviced against submitting a scheme for 2 dwellings. Following on from the refusal of application 2012/1262 the applicant did not contact the Planning Department and failed to address the previous reasons for refusal, as such, refusal is recommended again.

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.

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