



## **REFUSAL OF PLANNING PERMISSION**

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION NO. 2025/0310**

**To** jade3 architecture  
Studio 114  
Westbourne Road  
Huddersfield  
HD1 4LF

**Proposal** Demolition of existing outbuildings and erection of 2no. single storey, flat sedum roofed, staggered 'wing' extensions linking the existing dwelling with an existing outbuilding and creating a central courtyard area.

**At** Stancliffe House Farm, Rainbow Hill Kennels, Woodhead Road, Wortley, Barnsley, S35 7DA

Permission is **refused** for the proposals which were the subject of the Application and Plans registered by the Council on 29/04/2025 and described above.

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

1. The proposed development constitutes as a disproportionate addition over and above the size of the original dwelling, being 290% larger than the original bungalow. The scale and appearance of the proposed extension would dominate this Green Belt site and fails to be subservient or in-keeping with the traditional style host dwelling. The development would harmfully impact the openness of the Green Belt due to its extensive footprint, amalgamation of buildings and varying eaves heights. The proposal is therefore considered to be inappropriate development within the Green Belt, no very special circumstances have been provided which outweigh the harm to the Green Belt, including harm to its openness. The proposal is discordant with Paragraph 153 and 154 of the National Planning Policy Framework; Barnsley Local Plan Policies GB1 and GB2 and Section 3 of the House Extensions and Other Domestic Alterations Supplementary Planning Document.

2. The proposed development is not supported by sufficient ecology surveys/information. The submitted report states that bat emergence surveys are required to enable the local planning authority to assess the potential impact upon roosting bats, given the proposed demolition and alterations to existing buildings. This survey has not been provided within the submission meaning the Biodiversity Officer is unable to assess the proposals. Additionally, there are concerns that the submitted ecological appraisal has not been undertaken by a qualified Ecologist. The application is therefore discordant with Barnsley Local Plan Policy BIO1 and Sections 7.6 - 7.7 of the Biodiversity and Geodiversity Supplementary Planning Document.

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, and otherwise actively engaged with the applicant in dealing with the application in a positive and proactive manner.

Please be aware that the Council monitors construction sites and open land within the vicinity of 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 any development is disposed of via approved methods and that documents are retained to prove this.

Signed:

Dated: 4 June 2025



**Garry Hildersley**

Head of Planning, Policy & Building Control  
Growth & Sustainability Directorate

## **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 twelve 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](mailto: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.