BARNSLEY
Metropolitan Borough Council

REFUSAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2012/0027

To Designspace
15 Hall Farm Grove
Hoylandswaine
Sheffield
South Yorkshire
S36 7LJ

Proposal Erection of a detached dwelling.
At Hillside Quarry, Cross Lane, Thurlstone Sheffield S36 0PZ

Permission is refused for the proposals which were the subject of the Application and Plans registered by the Council on 12 January 2012and described above.

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

1 The site lies within the Green Belt on the approved Barnsley Unitary Development Plan, wherein there is a presumption against inappropriate development, unless it is for one of the purposes set out in paragraphs 3.4, 3.5, and 3.6 of Planning Policy Guidance Note 2 Green Belts. In the opinion of the Local Planning Authority, the justification submitted in support of the proposed rural workers dwelling fails to satisfy the functional test described in Annex E of Planning Policy Guidance Note 7 Sustainable Development in Rural Areas. The proposed development would therefore constitute inappropriate development contrary to UDP Policy GS8B and PPS7.

2 The site lies within the Green Belt on the approved Barnsley Unitary Development Plan, wherein there is a presumption against inappropriate development, unless it is for one of the purposes set out in paragraphs 3.4, 3.5, and 3.6 of Planning Policy Guidance Note 2 Green Belts. In the opinion of the Local Planning Authority, the size of the proposed dwelling is considered to be disproportionately large relative to the functional needs of a rural worker. In addition, the proposed design is out of character with the locality and the scale of the dwelling and would have a significant impact on the openness and visual amenities of the Green Belt contrary to UDP Policy GS8B, SPG14, Core Strategy Policies CSP29, CSP34 and the guidance set out in PPS7 Sustainable Development in Rural Areas.

Signed Stephen Moralee

Assistant Director, Planning and Regulatory Services

Dated 01 March 2012

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

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.

Planning and Regulatory Services **Telephone: 01226 - 772600**
PO Box 604, Barnsley, S70 9FE **Fax: 01226 - 772599**