BARNSLEY
Metropolitan Borough Council

REFUSAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2009/0666

To Garry Greetham Associates
"Westwood House"
18 Carr Lane
Tankersley
Barnsley
S75 3BE

Proposal Erection of 1no. detached dwelling with double integral garage.
At Land to rear of 120 Upper Hoyland Road, Hoyland, Barnsley, South Yorkshire, S74 9NL

Permission is refused for the proposals which were the subject of the Application and Plans registered by the Council on 20 May 2009and described above.

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

1 In the opinion of the Local Planning Authority, the proposed development would be contrary to Barnsley UDP Policies H8A Existing Residential Areas' , BE6 'Design Standards 'and H8D 'Infill, Backland & Tandem Residential Development' and SPG3 'Infill Residential Development', in that it would be an undesirable form of backland development which would lead to an unacceptable loss of privacy and loss of amenity to neighbouring residents as a result of the proximity, scale, mass, and fenestration of the proposed dwelling. In this regard the proposal is also considered to be incompatible and out of character with the established pattern of development in the area.

2 In the absence of a tree survey it is considered that the proposed development, if implemented, is likely to jeopardise the long term retention of the existing mature Hawthorn Hedge located along the sites northern boundary. The proximity of the dwelling will encroach upon the root structure and canopy which would cause an immediate threat to the retention of the hedge, in addition the proximity of the hedge to the dwelling is likely to cause a nuisance to the future occupiers of the dwelling which would further jeopardise its long term retention. As such the development is considered to be contrary to the advice and guidance of UDP policy GS22B 'Woodland Hedgerows & Trees'.

Signed Stephen Moralee

Assistant Director, Planning and Transportation

Dated 13 July 2009

Planning and Transportation Service **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.

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