BARNSLEY
Metropolitan Borough Council

REFUSAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2011/0608

To Prime Oak Buildings Ltd
Whitehouse Farm
Whitehouse Lane
Swindon
South Staffordshire
DY3 4PE

Proposal Erection of an oak framed carport extension to existing garage building and orangery extension to dwelling.
At Wortley Bank Barn, Bark Lane, Wortley, Sheffield, S35 7DG

Permission is refused for the proposals which were the subject of the Application and Plans registered by the Council on 23 May 2011and 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 it is the policy of the Local Planning Authority not to permit development except in very special circumstances for purposes other than those set out in paragraphs 3.4, 3.5 and 3.6 of Planning Policy Guidance Note 2. The proposed development proposed would be contrary to national policy, and to UDP Policy GS8E and Core Strategy Policy CSP23, in that the total size of the proposed and previous extensions would exceed the size of the original dwelling to the detriment of the openness and character of the Green Belt, and in the opinion of the Local Planning Authority no very special circumstances exist that would justify the granting of planning permission in this instance.

2 In the opinion of the local planning authority the proposed 'orangery' and car port extension are architecturally at odds with the simple character of the barn and outbuildings and are detrimental to the appearance of the property. The proposal is considered of inappropriate scale and design contrary to policies BE6, and GS8E and Policy CSP 29 in the submissions version of the Core Strategy

Signed Stephen Moralee

Assistant Director, Planning and Transportation

Dated 13 July 2011

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 12 weeks 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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