BARNSLEY
Metropolitan Borough Council

REFUSAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2011/0556

To PH Planning & Design
The Cedars
Barnsley Road
Hemsworth
Pontefract
West Yorkshire
WF9 4PU

Proposal Erection of detached bungalow (Resubmission of 2011/0152)
At 4 Robin Lane, Royston, Barnsley, S71 4EA

Permission is refused for the proposals which were the subject of the Application and Plans registered by the Council on 17 May 2011and 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 UDP Policy H8D, Core Strategy (submission version) policy CSP 29 and SPG 3, in that it would be an undesirable form of backland development, materially detrimental to the amenities of the host property by reason of disturbance from increased residential and vehicular activity.

2 The proposed development fails to provide a convenient vehicular access with sufficient and suitable accommodation within the site for the turning of emergency and refuse vehicles in order to enter and exit the site in a forward gear. Consequently, the proposal would not meet Building Regulation standards and would lead to servicing vehicles waiting in Polar Terrace for long periods reducing the free flow of traffic to an unreasonable degree, contrary to UDP Policy T2. In addition, the excessive man-carry distance from Poplar Terrace to the dwelling would be detrimental to the amenity of the occupants of the proposed dwelling, contrary to UDP policy H8A and policy CSP 29 in the submission version of the Core Strategy.

Signed Stephen Moralee

Assistant Director, Planning and Transportation

Dated 24 June 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 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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