BARNSLEY
Metropolitan Borough Council

REFUSAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2006/1252

To Nuttall Yarwood & Partners Limited
The Grove
High Street
Dodworth
Barnsley
S75 3RQ

Proposal Erection of 2 semi detached 4 storey dwellings
At Land at 78 Sackup Lane, Darton, Barnsley

Permission is refused for the proposals which were the subject of the Application and Plans registered by the Council on 08 August 2006and described above.

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

1 The proposed development would give rise to conditions prejudicial to highway safety due to the restricted visibility at the proposed point of access onto Sackup Lane, contrary to UDP Policy T2A.

2 The overall height and massing fails to respect its context or the wider street scene and as a consequence the development will harm the visual amenity of the area contrary to UDP Policy H8D and the Council's Supplementary Planning Guidance Note 3.

3 The overall height and massing and close proximity to adjacent dwellings will result in loss of aspect and an overshadowing and overbearing effect contrary to UDP Policy H8D and the Council's Supplementary Planning Guidance Note 3.

Signed
Assistant Director, Planning and Transportation

Dated 28 September 2006

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