BARNSLEY
Metropolitan Borough Council

REFUSAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2013/0279

To Arch-E-Tech Design
Butterthwaite House
Jumble Lane
Ecclesfield
Sheffield
S35 9XJ

Proposal Erection of 1 no. block of 3 no. dwellinghouses (Resubmission)
At Derelict House, Land on Corner of Butcher Street/Cross Butcher Street, Thurnscoe, Rotherham, S63 0QB

Permission is refused for the proposals which were the subject of the Application and Plans registered by the Council on 04 April 2013and described above.

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

Pursuant to article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, complied with our Planning Service Charter for Business and otherwise actively engaged with the applicant in dealing with the application.

1 The proposed two storey dwellings and their relationship with adjacent dwellings, particularly the garden and the outdoor amenity area of no12 Edward Street, would result in an unacceptable overbearing impact and an unacceptable level of overshadowing, to the detriment of existing residents, contrary to saved Barnsley Unitary Development Plan Policy H8D (Infill, Backland and Tandem Residential Development) and the Council's Supplementary Planning Document 'Designing New Housing Development'.

2 In the opinion of the Local Planning Authority, the overall design and layout of the scheme fails to respect its context or the wider street scene, in particular the proposed development would appear hemmed in and cramped. In addition, the proposed dwellings would appear out of scale with the bunglaows which lie immediately adjacent. As a consequence the development would harm the visual amenity of the area to the detriment of the streetscene, contrary to CSP 29, H8A, H8D, SPD 'Designing New Housing Development' and the South Yorkshire Residential Design Guide'.

Signed Stephen Moralee

Head of Planning, Building Control and Sustainability

Dated 30 May 2013

Development Service **Telephone: 01226 - 772000**
PO Box 604, Barnsley, S70 9FE **Fax: 01226 - 772591**

3 The proposals would only allow for 1 no. parking space per property, which does not meet the current adopted parking standards. In addition, the dimensions of the parking spaces shown do not meet the current adopted standards. As such the proposal therefore fails to comply with the Council's SPD 'Parking' and Core Strategy Policy CSP 26.

Development Service
PO Box 604, Barnsley, S70 9FE
Telephone: 01226 - 772600
Fax: 01226 - 772599

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.

Development Service **Telephone: 01226 - 772600**
PO Box 604, Barnsley, S70 9FE **Fax: 01226 - 772599**