BARNSLEY
Metropolitan Borough Council

REFUSAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2010/0872

To Coda Studios Ltd
Hope Works
25 Mowbray Street
Sheffield
S3 8EL

Proposal Erection of 5 no. dwelling houses and associated parking and landscaping (Resubmission)
At Land at Worsbrough Road, Blacker Hill, Barnsley, South Yorkshire

Permission is refused for the proposals which were the subject of the Application and Plans registered by the Council on 15 July 2010and 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 Unitary Development Plan policy H8D 'Infill, Backland and Tandem Development' and Supplementary Planning Guidance Note 3 'Infill Residential Development', in that the dwellings, by virtue of their scale, siting and fenestration, would unacceptably overlook nos. 12, 14 and 16 Wortley View, to the detriment of their privacy and general amenity.

2 The proposed development would be an incongruous feature by virtue of the scale, design and fenestration of the dwellings in such an elevated location. As such, the development is considered unsuitable for its context and harmful to the local environment, contrary to Unitary Development Plan policies BE6 and H8D.

3 In addition it is also considered that the proposal fails to satisfy the requirements of policy T2A 'Development and the Highway Network' in that essential improvements to the carriageway and footway along Worsbrough Road have not been included within the application. As such the applicant has failed to satisfactorily demonstrate that the development would not be detrimental to highway safety.

Signed Stephen Moralee

Assistant Director, Planning and Transportation

Dated 08 September 2010

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.

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