BARNSLEY
Metropolitan Borough Council

# REFUSAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2010/1340

**To** Project Management Services
4 Huddersfield Road
Barnsley
South Yorkshire
S70 2LT

**Proposal** Conversion of existing double detached garage into a Granny Flat.
**At** 38 Lawrence Close, Higham, Barnsley, S75 1PE

Permission is refused for the proposals which were the subject of the Application and Plans registered by the Council on 03 November 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 annex would be contrary to Policy H8D, H8E and BE6 of the Unitary Development Plan and the Council's Supplementary Planning Guidance Note 3 & 4 in that its prominent position and design (in terms of increased ridge height, flat roofed dormer and unsymmetrical front elevation) would be architecturally inconsistent with the character of the property and would as a consequence appear as an unduly intrusive feature in the street scene to the detriment of visual amenity.

2 In the opinion of the Local Planning Authority, the proposed annex would be capable of being occupied as a separate residential unit. It would be materially detrimental to the host dwelling as a result of overlooking and noise and disturbance. As such, the proposal is contrary to UDP policies H8A and H8D and the advice in Supplementary Planning Guidance Note 3 - Infill Residential Development.

Signed Stephen Moralee

Assistant Director, Planning and Transportation

Dated 13 December 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 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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