BARNSLEY
Metropolitan Borough Council

Place Directorate
Regeneration and Assets
Planning, Policy and Building Control

REFUSAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2026/0528

To

22
Halsbury Road
Rotherham
S65 1LP
United Kingdom

Proposal Installation of first-floor balcony to rear of dwelling

At 102 Doncaster Road, Goldthorpe, Rotherham, S63 9HU

Permission is **refused** for the proposals which were the subject of the Application and Plans registered by the Council on 23/07/2026 and 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 excessive scale and use of the proposed balcony by existing and potential future occupant(s) of the application dwellinghouse is considered to lend itself to increased levels of activity and associated noise, which, given the balcony's elevated position, would be more readily experienced by adjoining and adjacent neighbouring properties than if the noise were generated at ground level from the garden. Consequently, it is considered that this proposal would erode the living conditions of existing and potential future residents, contrary to adopted design guidance, Local Plan Policies GD1: General Development and POLL1: Pollution Control and Protection and NPPF Policy P3: Living conditions and pollution.

2 In the opinion of the local planning authority, the excessive scale of the proposed balcony and its proximity to existing high level boundary treatments and neighbouring habitable room windows together with pre-existing on-site conditions could result in cumulative harms and an overbearing impact comprising overshadowing and reduced outlook impacts and an oppressive sense of enclosure, eroding the living conditions of existing and potential future residents, contrary to adopted design guidance, Local Plan Policies GD1: General Development and NPPF Policy P3: Living conditions and pollution.

3 In the opinion of the local planning authority, the excessive scale of the proposed balcony introduced at first-floor level would contribute to an incongruous visual dominance not observed elsewhere. This proposal would also contribute to harmful cumulative impacts comprising existing and proposed development within the development site, that would further diminish the character of the application dwellinghouse through overdevelopment of the plot, thereby resulting in a significant harmful impact on the character of the application dwellinghouse, contrary to Local Plan Policy D1: High Quality Design and Place Making and NPPF Policy DP3: Key principles for well-designed places.

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, and otherwise actively engaged with the applicant in dealing with the application in a positive and proactive manner.

Please be aware that the Council monitors construction sites and open land within the vicinity of such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- a fine of up to £50,000 and
- up to six months imprisonment on conviction.

Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of any development is disposed of via approved methods and that documents are retained to prove this.

Signed: Dated: 22 October 2026



Garry Hildersley
Head of Planning, Policy & Building Control
Growth & Sustainability Directorate

NOTES:-

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision, then you must do so within twelve weeks of the date of this notice.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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.