



REFUSAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2019/1262

To JR Planning
40 Northern Common
Dronfield Woodhouse
Dronfield
S18 8XJ

Proposal Demolition of 49 Woodstock Road and residential development of 3 no. dwellings
(Outline with all matters reserved apart from means of access)

At 51 Woodstock Road, Wilthorpe, Barnsley, S75 1DX

Permission is refused for the proposals which were the subject of the Application and Plans registered by the Council on 11 November 2019 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 proposed development would be an undesirable form of backland development that would not benefit from a frontage to the existing public highway, nor reflect the prevailing settlement pattern of the area, to the detriment of the character of the area. As such, it would result in a visually harmful form of development which would appear markedly out of kilter with that of its surroundings. This would be contrary to Local Plan Policy D1 'Design', SPD 'Design of Housing Development' and the design principles established within the NPPF.
2. The introduction of a vehicular access and an associated parking and turning area would result in an increased level of activity, noise and disturbance within an otherwise generally quiet environment, detrimental to the amenities of the surrounding dwellings, namely no's 51, 53 & 55 Woodstock Road and 1 Woodstock Gardens, contrary to Local Plan Policy GD1 'General Development' and SPD 'Design of Housing Development'.
3. The proposed access on to Woodstock Road is in extremely close proximity to that of the adjacent Woodstock Gardens and visibility would be constrained due to the topography of the site, therefore, the development would not be afforded safe, secure and convenient access and movement, contrary to Local Plan Policy T4 'New development and Transport Safety'. Furthermore, the length of the drive would result in the 'man carry distance' to Woodstock Road of around 75m from the proposed properties to the rear of the site. This would conflict to a significant degree with Supplementary Planning Document: Design of Housing Development that seeks to restrict the length of such driveways to 30m.

4. The applicant has not submitted sufficient details, due to the lack of Ecology Report and Tree Survey, to enable an adequate assessment to be made of the effect of the proposal on potential ecological issues and Arboriculture.
5. The proposal does not conform with other Local Plan Policies, notably GD1, D1, or T4 and by consequence does not benefit from Local Plan Policy H4 for residential development on non-allocated sites and is refused permission as a consequence.

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.

Signed 
Joe Jenkinson
Head of Planning and Building Control

Dated 21 April 2020

Please be aware that the Council monitors construction sites and open land within the vicinity 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*

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.

If you want to appeal against your local planning authority's decision then you must do so within 6 months 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.