BARNSLEY
Metropolitan Borough Council

Place Directorate
Regeneration and Property
Planning and Building Control

REFUSAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2018/1024

To NYP Architectural Services
Barnsley Business and Innovation CE
Innovation Way
Wilthorpe
Barnsley
S75 1JL

Proposal Erection of 1no detached dwellinghouse.

At Crossways, Barnsley Road, Dodworth, Barnsley, S75 3JT

Permission is refused for the proposals which were the subject of the Application and Plans registered by the Council on 14 August 2018and 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. In the opinion of the Local Planning Authority the proposed development would be materially harmful to the visual amenities of the area virtue of being a cramped form of development a corner plot that would be set forward and a storey higher than the neighbouring bungalows, Crossways and Rose Garth, Barnsley Road. In addition the proposal would fail to deliver sufficient standards of amenity for future residents by virtue of the inability to provide a sufficient sized rear garden taking into account of the highway boundary and the need to keep this land free from obstructions including means of enclosure. As such the proposal fails to provide the standards of design required by Core Strategy policy CSP29 'Design', the Designing New Housing Development SPD and paragraph 127 of the revised NPPF.

2. The application is accompanied by insufficient information in the form of a tree survey to assess the value and impact of the proposed development on the trees within the site.

3. In the opinion of the Local Planning Authority the proposed development would be contrary to Policy CSP 26 'New Development and Highway Improvement' in that it is proposed to encroach upon and introduce unacceptable obstructions onto the adopted highway. The development is therefore unacceptable in highway safety terms.

Signed  Dated 03 October 2018
Joe Jenkinson
Head of Planning and Building Control

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 the Council to grant permission for the proposed development subject to conditions 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.