BARNSLEY
Metropolitan Borough Council

REFUSAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2006/0626

To A Bailey
85 Lundhill Road
Wombwell
Barnsley
S73 0RL

Proposal Erection of four self contained apartments (Amendment to Planning Approval 2005/1784)
At 5-6 Rotherham Road, Middlecliffe, Barnsley

Permission is refused for the proposals which were the subject of the Application and Plans registered by the Council on 19 April 2006and described above.

The reason(s) for the Council's decision to refuse planning permission is/are:

1 The proposed development would result in the intensification in use of the access, generating additional vehicle movements which, given the proximity to the adjacent junction, would lead to conditions prejudicial to highway safety, contrary to UDP Policy T2A.

2 In the opinion of the Local Planning Authority, the proposal constitutes over-development of the site, creating an overbearing and oppresive impact on the private amenity space of residents bordering the site, contrary to UDP Policy H8A and the Council's Supplementary Planning Guidance Note 3. In addition the apartmens have not standard amenity space.

Signed
Assistant Director, Planning and Transportation

Dated 11 July 2006

Planning and Transportation Service
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