

Barnsley Metropolitan Borough Council  
Planning and Building Control  
PO Box 634  
Barnsley  
S70 9GG  
Edward Street  
Stockport  
SK1 3UR

16 April 2025

Dear Sirs

**Proposed Boundary Fence Upgrade at Lower Maythorn Barn, Lower Maythorn Lane, Whitley Common, Barnsley, HD9 7TW**

Please find enclosed completed planning application form and plans in connection with the above proposal.

Design and Access Statement

The Applicant would like to upgrade the existing roadside boundary fence to the northeast of his outdoor patio area. The property sits on the hillside and so the patio/seating area sits below the level of the road. The existing boundary fence is an open timber post and four rail design, measuring 1.15m in height. The road has frequent traffic and a lot of heavy farm traffic, in large part coming to the dairy farm along the road. The road narrows at the point it passes the property and tractors, trailers and milk tankers necessarily drive on the grass verge adjacent to the fence. Water runs along the lower, south side of the road along the fenceline which then gets extremely muddy when it has rained. Mud, water and small stones get sprayed on to the patio and seating area on the property down below.

The road is also heavily used by walkers and cyclists, who look straight down on to the patio area. Not only will the fence protect the patio from water and mud spray, it will provide some privacy to the property's outdoor seating area.

The existing fence was presumably erected originally to afford some protection to road users from the significant drop down to the property below. The timber fence is now beyond its useful life; the fence posts are rotten at the bottom or have come loose. The fence no longer offers protection. Due to the elevation and position of the fence, it has to withstand extremely high winds, driving wind and snow.

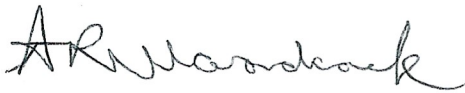
The proposal is for a timber fence measuring 1.65m in height, including a 15mm gravel board at the bottom which is necessary to protect the timber fence from standing water. Composite steel Durapost posts and gravel board have been chosen as the strongest fencing components available to withstand the strong winds, adverse weather and standing water at this location. Green treated vertical feather board timber fencing has been chosen as the most neutral material and colour to sit in this countryside location.

The design has been chosen so that the posts are only visible on the curtilage side. Olive green posts and gravel board have been chosen to best blend with the colour of the fencing. Overall, it is a premium, attractive, strong and durable fence, which will meet all three criteria of protection, privacy and safety.

The fence will sit on the line of the existing fence which is approximately 0.15 metres off the top of the drystone wall boundary. The 54mm posts plus 22mm rail plus 20mm overlapped boarding gives a narrower depth than the existing 100mm plus 22mm rail fence, so the fence will not protrude any further out into the road.

It is hoped that the Authority will issue a swift decision in favour of the Application for this low-key, necessary development.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R Woodcock', written in a cursive style.

**Ruth Woodcock BA (Hons) MSc MRICS**  
**For and on behalf of Woodcock Rural Surveyors Ltd.**