

Application Reference: 2026/0390

Site Address: 19 Sunny Bank Drive, Cudworth, Barnsley, S72 8JG

Introduction: This application seeks full planning permission for the removal of existing conifers and replace with 2.5m high concrete post, concrete gravel boards and wooden or composite panel fence to part of boundary to dwelling

Relevant Site Characteristics:

The red brick semi-detached house is located within a corner plot with its side and rear boundary extending around from Sunny Bank Drive, on to Lakeland Close. The side boundary treatment currently consists of a hedgerow of tall conifers around 3.6m high.



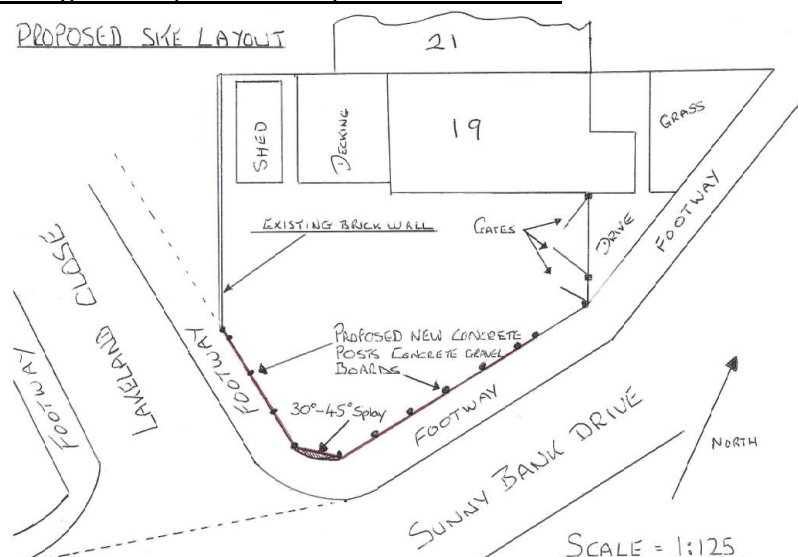
Relevant Site History

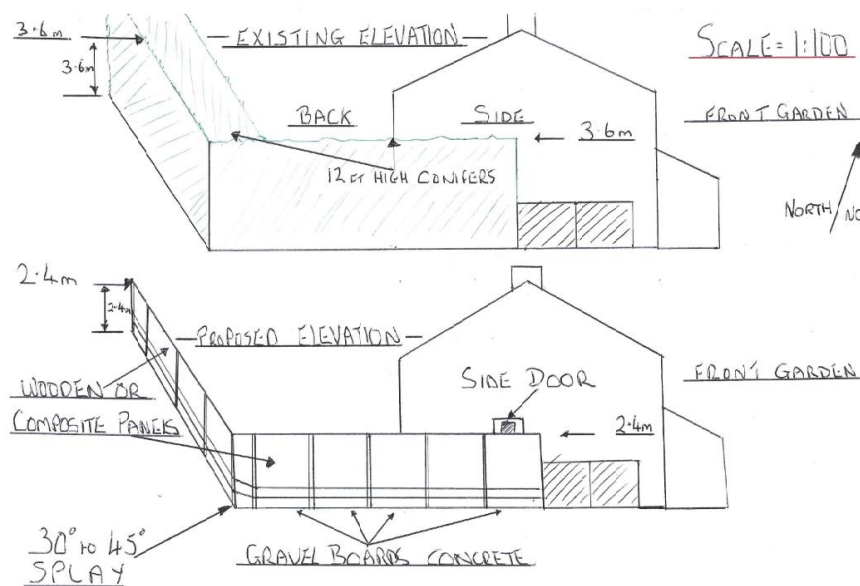
There is no site history for the address.

Detailed description of Proposed Works

The proposal is for the removal of the existing conifer hedgerow and for its replacement with a 2.5m fence, featuring concrete posts, lower-level gravel board sections, and large wood or wooden style composite fence panels. The fence would extend around 18m along the side and partial rear boundary, up to the existing brick wall, as indicated on the site layout plan.

Existing and Proposed Site Layout and Elevations





Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

The following Local Plan policies are relevant in this case:

- Policy SD1: Presumption in favour of Sustainable Development.
- Policy D1: High Quality Design and Place Making.
- Policy GD1: General Development.
- Policy T4: New Development and Transport Safety

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Section 2 - Achieving sustainable development

Section 4 - Decision making

Section 12 - Achieving well-designed places

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The most pertinent SPD's in this case are:

- House extensions and other domestic alterations
- Parking

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015. Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

No comments were received.

Highways DC - No objection with their comments detailed in the Highways section below.

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle

The site falls within Urban Fabric. Extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties.

Scale, Design and Impact on the Character

In terms of design and scale, the application dwelling's current boundary treatment would be considered out of character with much of the broader estate. Where the dwelling's front, open boundary is similar to others within the estate, most properties feature a low or medium height brick wall or fence along their side boundaries. With an indicated height of 3.6m, the existing conifer hedge is the only one within the wider estate.

Whether constructed of wood or a composite material with the appearance of wood, from a design perspective, despite its height, the proposal would be more aesthetically in keeping with the broader area.

Whilst the design and character of the proposal would sit well within the street scene, and the reduction in overall height of the boundary treatment is welcomed, because of the significant height, rather than a limited impact, the proposal would be considered as having a modest impact in relation to scale design and character. However, the proposal would still be compliant with local policy GD1 and D1, which carry moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

Due to the estate layout, particularly the location of the adjacent neighbouring dwelling of No 2 Lakeland Close, which is set substantially back from the highway, and consequently the side boundary of the application dwelling, the existing boundary treatment, despite its height, is unlikely to have any significant impact on the adjacent Neighbours of No 2 Lakeside Close or the attached neighbouring dwelling of No 21 Sunny Bank Drive. Because of the sheer size of the of the boundary treatment though, there would likely to be a limited impact on outlook, and possibility a small impact on light levels of all neighbouring dwellings within visible distance of the existing boundary treatment.

Although the proposal would reduce the existing height of the existing hedgerow by appropriately 1.1m, the proposed 2.5m high fence would still be considered as having a limited impact on neighbouring amenity due to it being higher than what would usually be acceptable. Despite this limited impact, the proposal would remain in accordance with Local Policy GD1 which carries moderate weight in favour of the proposal.

Highways

For this application, the approval of the proposal by Highways DC would be of significant merit due to the potential impact of a proposed fence which would be higher than the permitted development height of 1m for structural boundary treatments adjacent to a highway or a 2m for a structural boundary on a side or rear boundary not adjacent to a highway.

Following a pragmatic and positive response from Highways DC during a pre-application, the applicant has illustrated visibility splays on the proposed plan. Following a review of the full proposal by Highways, again there was no objection to the proposal. The rationale for not refusing the proposal, which is specific to this application, is that the proposal poses no more significant harm

than the existing boundary treatment, and due to lack of seasonal growth would reduce the potential for such growth obscuring the highway.

With no objection from Highways DC, the proposal would be deemed compliant with Local Policy T4, this carries significant weight in favour of the proposal.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be a sustainable form of development and is therefore recommended for approval.

RECOMMENDATION: Approve subject to conditions

Justification

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable.

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.