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**Application number:** 2024/0716

**Description:** Widening of existing drop kerb, widening of existing drive, and erection of new boundary wall and gates

**Location:** 110 Wood Walk, Wombwell, Barnsley, S73 0NE

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## **1. Site Location & Description**

- 1.1. The development site consists of a detached dwelling located on Wood Walk (B6096), which is on the outskirts of Wombwell. The surrounding area is predominantly residential in character and consisting of detached and semi-detached dwellings. The site is southeast of Barnsley Town Centre and has direct travel routes to the M1 and the surrounding areas. The site is part of a row of detached houses, which were constructed post war and are situated south of Wombwell Wood.

## **2. Proposed Development**

- 2.1. The applicant is proposing widening of existing drop kerb, widening of existing drive, and erection of new boundary wall and gates, located at 110 Wood Walk, Wombwell, Barnsley, S73 0NE.
- 2.2. The applicant is proposing the installation of a set of double gates and boundary wall to the front of the property. The applicant has stated that the wall would be constructed from natural stone with stone coping to top aluminium gates which would be finished in grey. The applicant is also proposing tarmacking and widening the drive area to access the property.
- 2.3. The development would measure approximately:
- Boundary wall – 1.8m (H) x 0.2m (W) x 7.59m (L)
  - Boundary wall pillars – 1.95m (H) x 0.4 (W) x 0.4 (L)
  - Aluminium double gates – 1.72m (H) x 0.15m (W) x 4m(L)
  - Single gate – 1.72m (H) x 0.15m (W) x 1m(L)

## **3. Planning History**

- 3.1. No recent or relevant planning history.

## **4. Policy Context**

- 4.1. Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

- 4.2. The Local Plan review was approved at the full Council meeting held 24th November 2022.
- 4.3. 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.

#### Local Plan

- 4.4. The site is allocated in the Local Plan as Urban Fabric. In addition, the following Local Plan polices are relevant to this site: -
- SD1 Presumption in favour of sustainable development
  - GD1 General Development
  - D1 High Quality Design and Place Making
  - Policy CC4 Sustainable Drainage Systems
  - Poll1 Pollution Control and Protection

#### SPD

- SPD: Parking
  - SPD: Walls and Fences
- 4.5. These policies are considered to reflect the Principles in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

#### National Policy

- 4.6. The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

### **5. Consultations**

- 5.1. Highways – No objections, subject to the following conditions:
- Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced in a bound permeable material and adequate measures shall be so designed into the proposed access to avoid the discharge of surface water from the site on to the highway.

5.2. Drainage – No objections.

Principle of development

5.3. The building is located within a residential area along Wood Walk (B6096), this is on the fringes of Wombwell. The applicant is wishing to introduce a wider drive and drop kerb along with a boundary walls and gates. In principle this is acceptable, subject to the Walls and Fences SPD, which sets out the requirements and policies of constructing these structures.

Residential Amenity

5.4. The site is a well-established residential area with properties neighbouring the site. The development would introduce a new structure to the front of the property. This structure is unlikely to have a detrimental effect on the residential amenity of the surrounding area apart from when it would be constructed due to noise made by building work.

Visual Amenity

5.5. The applicant has stated that the wall would be constructed from natural stone with stone coping to top aluminium gates which would be finished in grey. Whilst the applicant has stated that the wall would be made from natural stone this information is lacking and is not very precise.

5.6. The surrounding area is characterised by its low Yorkshire Stone walls with either bars or hedges. It is noted that the neighbouring property of 108 Wood Walk has a high red brick wall and double gates. This was approved in 2011 and then a resubmission in 2012, since this time the Council has implemented a new SPD Walls and Fences Adopted in 2019. This document states that “the design, the materials used, and the height of the wall or fence should relate to the character of the area...”, and as such the new development would be subject to these policies. The surrounding dwellings with the exception of 108 Wood Walk all have low Yorkshire Stone Walls until 98 Wood Walk row which then switch to low red brick walls until 96a Wood Walk. As such 108 Wood Walk would appear to be an anomaly and was constructed before the adoption of the Walls and Fences SPD and the local plan which promotes the high-quality design and place making under policy D1.

5.7. The construction of a 1.8m high boundary wall with 1.95m high Pillars and an aluminium gate finished in grey would be out of character with the surrounding area and would be contrary to the Walls and Fences SPD. In addition to this the proposed wall and columns would be higher than 108 Wood Walk as the boundary walls measure 1.7m high. Therefore, the proposed development would diminish the local character and negatively impact upon the visual amenity of the area.

Highway Safety

5.8. Wood Walk is a classified route within with village of Wombwell. It is noted that the applicant has an existing vehicular access with a high hedge on top of a wall forming the boundary treatment. The Council’s Transportation Officer has assessed the scheme and has stated that “the applicant has included the required 2 x 2m pedestrian intervisibility splay at the gated access which is welcome”. They also go on to state that the widening of the drive would improve the existing situation and that they have no objections to the scheme, subject to the following condition:

- Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced in a bound permeable material and adequate measures shall be so designed into the proposed access to avoid the discharge of surface water from the site on to the highway.

The Planning Officer concurs with the Transportation Officer and believe that the development would be acceptable in terms of highway safety.

Other

- 5.9. The Council's Drainage Officer has also been consulted and has raised no objections to the scheme, the Planning Officer concurs with their view.

**6. Conclusion**

- 6.1. In principle the LPA have no objections to the scheme, however the applicant has not proposed a development which is in keeping with the Walls and Fences SPD and the Local Plan. The design of the development would lead to the further diminishing of the local character due to the removal of the low Yorkshire Stone walls. Therefore, this proposal is recommended for refusal.

**7. Recommendation**

- 7.1. Refuse