

2024/0679

Mrs Janine Egan

16 Bell Bank View, Worsbrough, Barnsley, S70 5HS

Re-build existing wall with 1-metre-high wall with 1.4-metre-high pillars and wrought iron infill.

Site Description

The application relates to a detached bungalow within the Worsbrough area. The dwelling is constructed from brown brick with a pitched roof and a gable frontage. The dwelling provides a modest front and rear garden with access to the rear of the site via a gradient driveway to the west of the dwelling. The site features a low-level wall to the front and west boundary constructed from similar brickwork to the dwelling. Surrounding properties feature similar low-level walls along with taller bushes to the front of sites. A turning head is located directly to the southwest of the site. Similar materials are fairly consistent throughout the street scene.



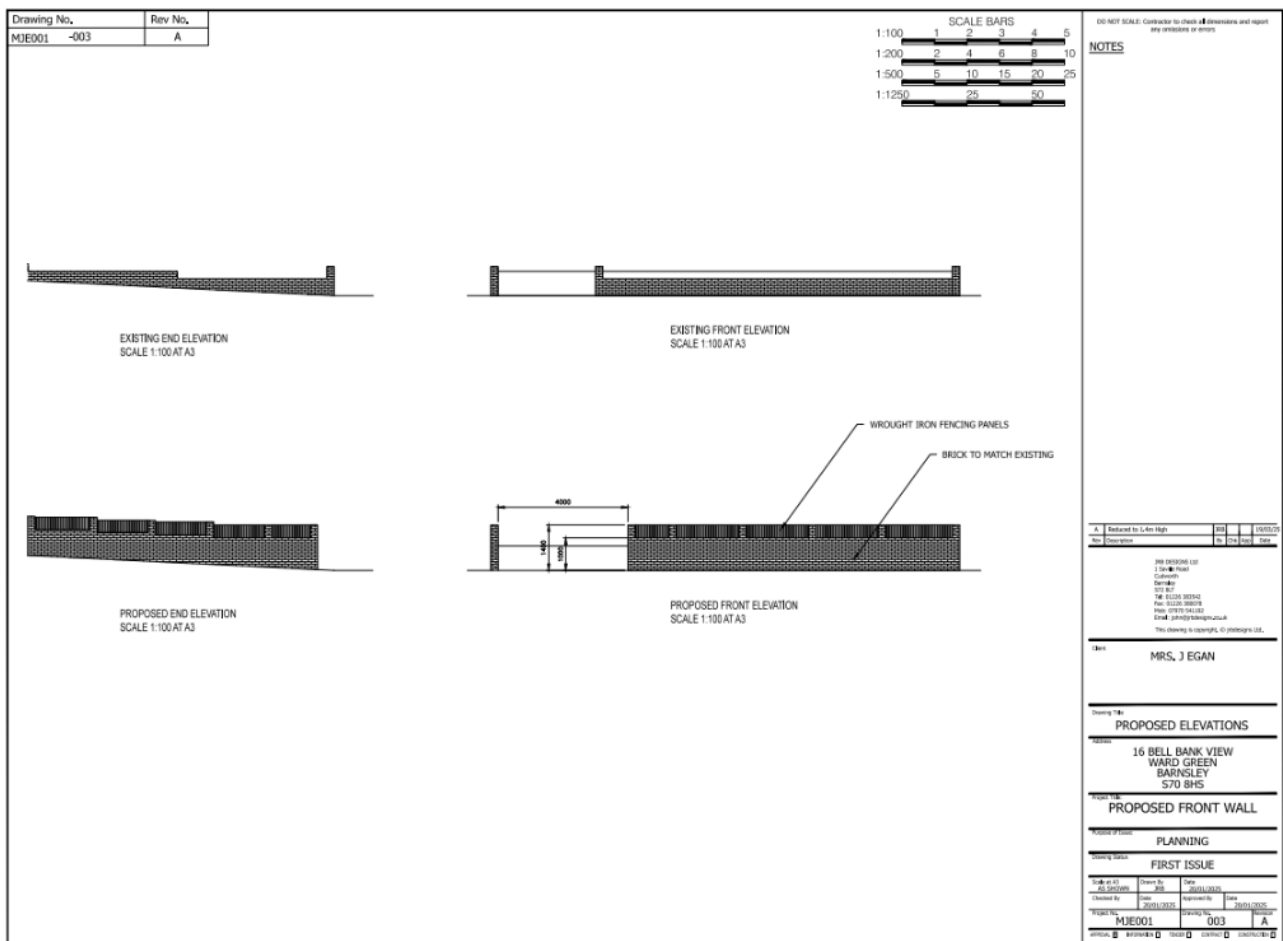
Relevant Planning History

No planning history

Proposed development

The applicant is seeking permission to re-build an existing front south and west boundary wall. Initial plans were submitted providing an approximate height of 1.8 metre pillars along with a wall height of approximately 1.4 metre and wrought iron fencing panels between the pillars.

Amended plans were submitted to provide an approximate pillar height of 1.4 metres with an approximate 1-metre-high wall and wrought iron fencing panels between the pillars. Red brick is proposed, matching the existing wall and similar to the site dwelling.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which are a material consideration in the decision-making process.

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.

Local Plan Allocation – Urban Fabric

The site is allocated as urban fabric in the adopted Local Plan which has no specific land allocation. Therefore, the following policies are relevant:

- ***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.***

Supplementary Planning Document(s)

- ***Walls and Fences***
- ***Parking.***

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- ***Section 12: Achieving well-designed places.***

Consultations

Highways – Objection due to the height of the wall not allowing for acceptable levels of driver visibility when leaving the site and is further compounded by the existing turning head to the southwest.

Representations

Neighbour notification letters were sent to surrounding properties. No representations were received.

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 of Development

New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Highway Safety

The proposal would result in increase in the wall height to an approximate total height of 1.4 metres. Highways have provided objection to this height increase due to a detrimental impact on highway safety. A height of 1.4 metres does not provide sufficient visibility for drivers leaving the property and therefore an unacceptable impact on highway safety. The importance of this element is further impacted by the turning head to the southwest of the site which is entered directly via the driveway access. Furthermore, the proposed height impacts the visibility of the driveway at neighbouring 16 and 18 Bell Bank View providing further loss to highway visibility, impacting upon highway safety.

The proposal is therefore not considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would not be acceptable regarding highway safety. This weighs substantially in opposition of the proposed development.

Visual Amenity

Erections of walls to a domestic property are considered acceptable if the design, the materials used and the height of the wall or fence should relate to the character of the area in which you live or work. Particular care should be taken on site frontages, in other visually prominent locations, or in sensitive settings (close to listed buildings for example). In urban and suburban areas the use of stone, artificial stone and brick walls, good quality timber fencing, iron railings or hedges will usually be appropriate depending on the type and colour of the materials used and the character of the area and the individual property

The initial proposal providing pillar heights of approximately 1.8 metres was considered too dominant on the street scene and did not align with any other front boundary walls on the street scene. A reduction to approximately 1.4 metre high pillars was welcomed and considered more acceptable.

Given the substantial element of the wall would be at approximately 1 metre in height, the wall is not considered to be overly dominant and given the dwelling is on a higher level than the front boundary to the south, the wall is not considered to provide a detrimental loss to the visual amenity of the site and street scene. The height of approximate 1.4 metres is acknowledged as being on the more dominant side however given this would just be in relation to the pillars and the wrought iron fencing panels this would be considered acceptable in terms of visual amenity. Furthermore, matching materials have been proposed allowing the proposal to remain in keeping with the street scene.

The proposal is therefore not considered to significantly alter or detract from the character of the street scene and is considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity. This therefore modestly weighs in favour of the proposal.

Residential Amenity

The proposal would not detrimentally affect the residential amenity of any neighbours. The proposed front wall is a sufficient distance from the neighbouring windows of 14 Bell Bank View and therefore does not pose any issues in terms of loss of outlook. Furthermore, the location of the wall is at a significantly lower level than the any sight lines from this neighbour and so does not cause any overdominance to the residential amenity of this neighbour. Similar conclusions can be made in relation to the proposals effect on 18 Bell Bank View to the west of the site. The wall would be erected on a much lower level than any site lines and is not in any detrimental location in terms of loss of outlook. The proposal is not large enough to cause any loss of light to neighbouring properties despite being to the south. No objections have been received in relation to the proposal.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and would not have an overbearing impact. The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity. As such, this weighs significantly in favour of the proposal.

Planning Balance and Conclusion

In considering the above assessment, the proposed development is considered acceptable with regards to residential and visual amenity however is not considered acceptable regarding highway safety. The proposal provides acceptable levels of residential amenity and although provides an increased visual dominance, provides acceptable levels of visual amenity. However, the proposal would provide insufficient visibility when entering and existing the site as well as the unacceptable impact on neighbouring dwellings visibility. It is therefore contrary to Local Plan Policy T4 and does not allow for safe, secure and convenient access and movement to and from the site. Subsequently the proposal cannot be considered acceptable and is therefore recommended for refusal.

Recommendation

Refuse