

Application Reference: 2026/0425

Site Address: 11 Hardwick Grove, Dodworth, Barnsley, S75 3SS

Introduction: Erection of front and side boundary wall (Retrospective)

Relevant Site Characteristics

The property is a detached bungalow within the Dodworth area. The surrounding area and street scene is characterised by similarly detached bungalows constructed from similar materials to the site. The boundary treatment within the street scene is characterised by low levels walls or open plan with no boundary treatment. Bushes and hedges are also used as boundary treatment in the street scene.

The site is considered a corner plot and is in a prominent location on both Hardwick Grove and Strafford Walk. The site provides garden space to the west, south and east of the dwelling. The garden space is acknowledged to be on a higher level than the highway sloping approximately 0.5 metres in height down to the south of the site.

The site provides a driveway to the north of the dwelling allowing vehicle access to a garage. A side extension has been erected to the south of the dwelling and a 1 metre to 1.5-metre-high boundary wall has been partly erected to the west and south boundary of the site. The wall is the development being retrospectively applied for on this application.

Background

The applicant included the proposed wall on the previous application for the extension to the dwelling 2024/0426 but the height of the wall was found to be unacceptable during the application process and the plans including the wall were omitted from that application. Permission was therefore only granted for the extension and garage. Despite this, the wall was partly constructed, without planning permission.

Subsequently, the applicant applied for retrospective permission for the erection of the same boundary wall under application 2026/0102. This retrospective application was refused due to the following two reasons:

1. In the opinion of the local planning authority, the wall is situated in a prominent location and is considered to be of a height, scale and dominance which is out of character with the area and street scene and contrary to the Walls and Fences SPD. Consequently, this application is considered to be contrary to Local Plan Policies GD1: General Development and D1: High Quality Design and Place Making.
2. Insufficient information and clarification has been provided in order to determine if the proposal is acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety.

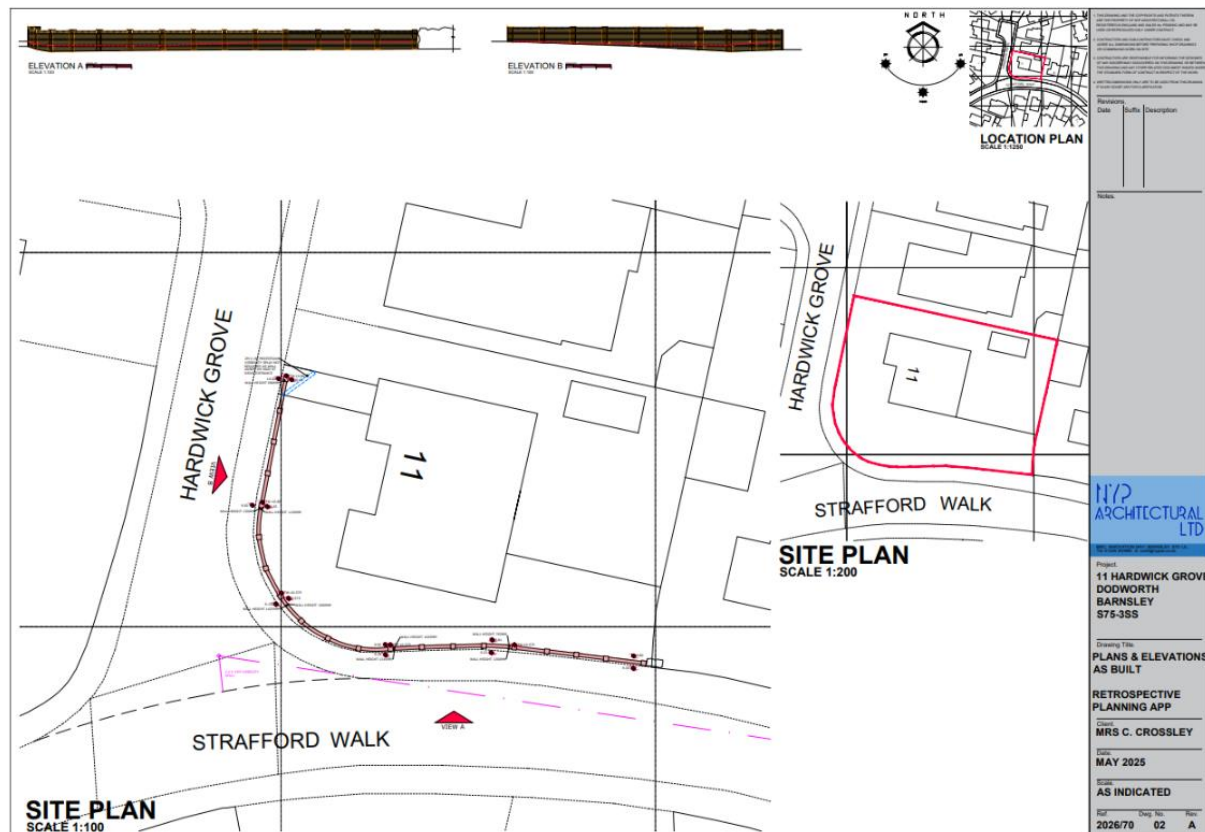
Planning History

Planning Reference	Description	Decision
2024/0426	Erection of single storey front and side extension to dwelling and erection of replacement and enlarged	Approve with Conditions

	detached garage (Amended Description).	
2026/0102	Erection of front and side boundary wall 1m to 1.5m in height (Retrospective).	Refuse

Detailed description of Proposed Works

The applicant is seeking retrospective permission to erect a boundary wall to the west and south of the site. The wall starts at approximately 1 metre in height to the west of the site, adjacent to the driveway. The top of the wall maintains its level moving to the south boundary, providing a wall height approximately 1.5 metres at the southwest corner of the site. The wall would then be stepped down to a height of approximately 1.3 metres; the top of the wall would then be maintained for the remainder of the wall. When measured externally, the wall would be approximately 1 metre at its lowest height and approximately 1.5 metres at its highest height. Upon site inspection dated the 12th of June 2026, the south elevation of the wall was partially complete. The wall is constructed from brickwork matching the existing dwelling and extension.



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:

- Walls and Fences

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

Other guidance

The Town and Country Planning (General Permitted Development) (England) Order 2015
Part 2, Class A

Representations

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.

A total of 8 representations have been received making the following objections. The scale, design and character has been raised as an issue with neighbours describing the wall as unsightly, dominant and at a scale which is out of character with the estate. Neighbours have also raised the possibility of highway visibility being an issue when entering or exiting Hardwick Grove.

Although not a material planning consideration, a covenant has been raised outlining a restriction on boundary treatment for the estate. Comments have also been made questioning the reasoning for allowing a second application at the site, despite the previous application for the same wall being refused.

A total of 4 representations have been received making the following supporting comments. The wall matches, enhances and fits into the street scene, is of good design and doesn't look out of place. Although not a material planning consideration, comments has been made as to the ability for the wall to secure the site.

Consultations

Highways – No Objection subject to conditions.

Planning Enforcement – No specific objection has been made, however a background to the enforcement action which has taken place at the site has been outlined. Additionally, it has been noted the wall is out of character with the street scene.

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 where 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

Concerns have been raised regarding the scale, design and character has been raised as an issue with neighbours describing the wall as unsightly, dominant and at a scale which is out of character with the estate. Comments have also been raised in support of the wall, characterising the wall to be matching, enhancing and fit into the street scene and to be of good design and not look out of place

The Supplementary Planning Document for Walls and Fences states '*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 use of less appropriate materials such as blockwork, concrete panels, perforated blocks and industrial security fencing will often damage the appearance of a property and the area in which it is located. In rural areas, dry stone or traditional stone coursed walls or hedges (for instance, hawthorn) will usually be most appropriate.*'

It is acknowledged the initial west elevation of the boundary wall leading from the driveway measures approximately 1 metre in height and is therefore considered permitted development. This element of the wall is therefore considered acceptable. The wall quickly exceeds 1 metre in height as the topography of the site and the highway falls towards the south of the site leading onto Strafford Walk. The height of the wall reaches approximately 1.5 metres in height on the southwest boundary of the site before being stepped down to approximately 1.3 metres for the remainder of the wall.

The 1.5 metre height of the wall is not considered to relate to the character of the area and street scene. The street scene is characterised by either no walls or low level walls with some railing features which are acknowledged to exceed the height of 1 metre, however given they are railings, offer little dominance in the streetscene. Tall bushes and hedges are acknowledged to be within the street scene, however cannot be considered as they do not constitute built development. It is therefore apparent that the predominant character of the street scene is low level non-dominant boundary treatment or no boundary treatment. The proposed boundary wall is therefore contrary to the character of the street scene and the Walls and Fences SPD.

The proposed wall is located in a prominent location within the streetscene of Hardwick Grove and particularly prominent on Strafford Walk. The height of the wall in a prominent location therefore plays a significant role within the street scene and the excessive height is considered considerably visually dominant, incongruous within the streetscene, and detracts from the character of the area. Although the wall is acknowledged to have been proposed to be reduced to 1.3 metres, on the whole, the wall height remains excessive and would detract from the character of the street scene.

It is acknowledged there is a significant boundary wall to the north of 98 High Street, Dodworth, however this wall is not considered to be in a prominent position on Strafford Walk, plays a small role in the boundary treatment of the site and does not directly face the principal elevation of neighbouring properties. Additionally, one poor precedent which is considered to be a significant distance away from the application site, does not warrant the approval of other boundary treatment which is contrary to local policy.

The use of matching materials is acknowledged, however the use of matching materials does not mitigate against the dominance of the wall and the separation from the existing low level boundary treatment character of the street scene.

It is therefore considered that the proposed boundary wall is not acceptable in terms of visual amenity and does not conform Local Plan Policy D1: High Quality Design and Place Making and the adopted Walls and Fences SPD due to its excessive height and as such carries substantial weight in opposition of the application.

Impact on Neighbouring Amenity

The proposed wall would not directly adjoin any neighbouring boundary other than where the edge of the wall would meet 22 Strafford Walk to the east of the site. The boundary wall would not therefore have any impact in terms of loss of light or loss of outlook. The wall is considered to be overly dominant from a design perspective compared to the street scene, however the proposed wall is not considered to dominate over the residential amenity of neighbouring properties.

It is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1 General Development. This carries limited weight in favour of the application.

Highways

Concerns have been raised regarding the impact of the proposal on highway safety when existing and entering Hardwick Close.

Highways have offered no objection against the proposal given the proposal would not impede the required 2m x 2m pedestrian visibility splays when existing the site.

As such the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety. This carries modest weight in favour of the application.

Other Matters

It has been communicated through representations, that a covenant is in place on the estate restricting the erection of fences, walls or hedges, aiming to retain an open plan feel to the area. Although this is a legal consideration and therefore has no bearing on the decision making behind this application, this should be noted by the applicant should any legal matters arise.

It has been questioned through representations, the reasoning for a second application at the address for the same proposal, despite the previous application being refused. The LPA is considering the current application as it has provided additional highways information to address highways concerns raised previously. This will allow the impact of the proposal on highway safety to now be determined.

Any possible benefits from the wall in terms of site security are not a planning consideration and have therefore not been considered as part of this planning application.

Planning Balance and Conclusion

The proposal would provide a satisfactory impact on residential amenity and highway safety however this would only hold limited weight and modest weight balance, respectively in favour of the application.

The proposed wall is excessive in height and scale, would appear incongruous and be visually dominant within the streetscene. It significantly exceeds what is permitted within

local planning policy GD1 and adopted guidance and weighs substantially against the proposal.

For the reasons given above, and taking all other matters into consideration, the proposal does not fully comply with the relevant plan policies and planning permission should not be granted. For the reasons given above, and taking all other matters into consideration, planning permission should be refused.

RECOMMENDATION: Refuse

Justification

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

It has been necessary to make contact with the applicant to request plans and elevations which provide a scheme in line with the Walls and Fences SPD with a maximum wall height measured externally to the road of 1 metre. The applicant has partially reduced the wall through amended plans and elevations received on the 6th July 2026. The amendments were not considered acceptable as the height of the wall was not reduced down to what has been requested and what is considered acceptable in line with the Walls and Fences SPD. Amendments were requested again but no amendments were received.

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.

The reason for the Council's decision to refuse planning permission are:

1. In the opinion of the local planning authority, the wall is situated in a prominent location and is considered to be of a height, scale and dominance which is out of character with the area and street scene and contrary to the Walls and Fences SPD. Consequently, this application is considered to be contrary to Local Plan Policies GD1: General Development and D1: High Quality Design and Place Making.