

Application Reference: 2025/0381

Site Address: 116 Ashley Grange, Haigh Lane, Hoylandswaine, Barnsley, S36 7JQ

Introduction: This application seeks full planning permission for raising height of existing boundary wall along Haigh Road (part retrospective)

Relevant Site Characteristics:

Located on the northern edge of the village of Hoylandswaine, the origin of the dwelling is unknown as a 1960 OS map shows No 116 located adjacent to No 114 with both set where No 114 is situated today. The 1990 OS map shows a building located in the current location, of the application dwelling, to the rear of No 114, and no building adjacent to No 114. The dwelling itself is a detached dwelling constructed of buff coloured stone and set with a substantial curtilage, predominantly enclosed by a similar coloured boundary wall of varying height. Vehicular access to the dwelling is through a private driveway, with a shared access point to Haigh Lane with neighbouring dwellings. Pedestrian access is retained, although it is unclear if it used, through a gate within the stone wall, adjacent to No 114.

Site History

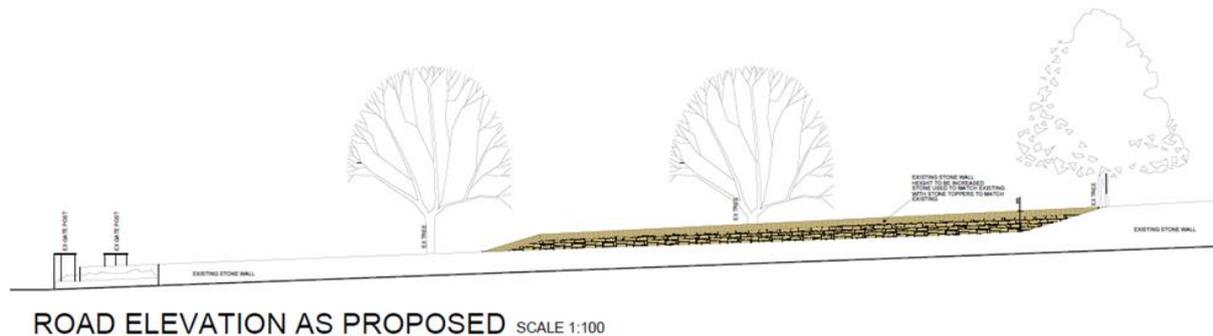
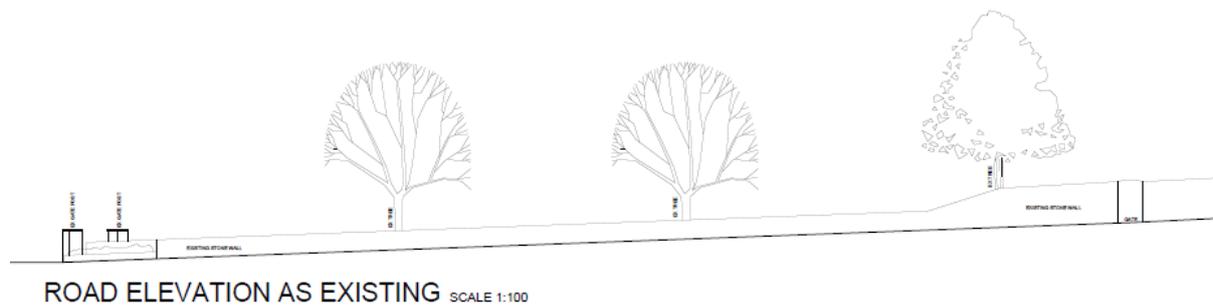
Application	Description	Approval or Refusal
2021/1707	Lawful development certificate for proposed rear extension and outbuilding	Approved
2110/1110	Conversion of existing garage to games room and erection of new detached double garage	Withdrawn (no decision)
90/1898/PU	Erection of extension to bungalow.	Refused
86/1013/PU	Erection of farmhouse and agricultural buildings	Refused

Description of Proposed Works

The amended proposal is for works to the application dwelling's stone boundary wall. Following advice from Highways, a reduced amount of the boundary wall would now be increased in height, with any existing unauthorised works being removed and those sections of wall being restored to their original (pre-recent work) size. Of the approximate 75m long section of stone wall, from the gate post at the shared vehicular access to where the stone wall meets a lower red brick wall, an approximate 30m section within the middle extent of the stone wall is proposed to be increased in height. The section of wall to be extended would be around 16m from the where the wall curves into the shared access road, running until approximately 6.4m from the existing pedestrian gate, approximately 25.5m from the end of the stone wall where it adjoins the red brick wall.

This application is part retrospective, with some work already being completed, and some requiring removal. The approved section of wall, as described above, would feature an increase in height, which following an initial incline, would stay relatively constant at circa 0.75m above the original wall height, which stands at approximately 1.05m high. For the approximate last 10m of the wall, closest to the pedestrian gate, the existing wall and additional increase in wall

height both start to incline gently, before progressing to a more significant incline as they adjoin the higher section of original stone wall. In numbers, the base height of the wall starts at around 1.05m but steadily increases in height, especially at last 10m section of wall, to around 2.12m as it adjoins the highest section of the original wall. The additional height increase adds up to 1m of height to the existing wall, but this maximum increase is only for an approximate 3m section of the wall. The remaining wall to be heightened features a lower increase of height, with a significantly lower increase at the beginning and end sections of the wall as it inclines and declines respectively. The combined, final height of the section of wall to be increased would range from 1.05m up to a maximum height of 2.12m, with a midpoint of 1.96m



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
- Policy HE1 The Historic Environment
- Policy Plan HE3 Developments affecting Historic Buildings
- Policy GB1 Protection of Green Belt
- Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt

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
- Walls and Fences

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.

Two neighbour objections have been received, which raised concerns about loss of view from their house, inappropriate scale of the proposal and potential highway safety implications.

Highways:

Initial concerns were raised by Highways in relation to highway safety, mainly due to the high-speed limit of 60mph on Haigh Lane, reducing shortly after the vehicular access point. Highways requested specific assessments to be carried out. After a couple of iterations of these assessments, Highways confirmed the correct information had been received and that “As the visibility splay retained is commensurate with the advice set out in Manual for Streets, Highways DC have no grounds to raise objection to the scheme”. However, this was subject to a condition that “Sight lines to the south-west of the access, having the dimensions 2.4m x 52m, shall be safeguarded at the access junction with Haigh Lane, such that there is no obstruction to visibility at a height exceeding 1m above the nearside channel level of the adjacent highway, In the interest of road safety.”

Forestry:

The forestry officer was informally consulted to ensure there would be no impact on the existing trees. It was concluded that the proposal should pose no harm to the nearby trees, none of which are specifically protected.

Conservation:

The conservation officer confirmed that whilst technically the wall is within the setting of a listed building, the actual link is ‘tenuous’, with the nearest listed building of designated or undesignated status is the Grade II listed building of St Johns Church at circa 220m southerly along Haigh Lane. With little intervisibility between the wall and the church, and with the wall being amended sympathetically to the area, there would be little harm and no objection to the plans.

Penistone Town Council:

No comments or objections were received

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 and Impact on Green Belt

The site falls within Green Belt. There are no proposals for any increase to the size of the dwelling, with all works relating to the stone boundary wall. The stone boundary wall is already in place with the works being to higher it in a certain area rather than a creation of a brand new wall. Paragraph 154 (h) allows for engineering operations which preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. The alterations to the wall could be classed as an engineering operation. The heightened wall would be similar to the existing wall it is attached to and similar to other such walls within the area and the broader borough. There may be a negligible impact to the openness of the Green Belt but overall, the proposal would not be considered inappropriate development and would have little or no harm to the Green Belt or the purposes of including land within it.

Impact on Neighbouring Amenity

Objections were received from neighbouring dwellings who are potential users of the shared vehicular access to Haigh Lane. Following Highways advice, any concerns over visibility and access would be mitigated as the plans have been amended to meet Highways requirements for highway safety. For the wall in general, the increased height appears to be at an acceptable height, even at its highest point, and remains in context with the existing wall and broader area. With the considerable distance from neighbouring dwellings who made representations and the wall itself, there would be a negligible impact of overbearing, and an equal negligible impact on loss of outlook. Following the amendments to meet highway safety standards the impact on neighbouring amenity would be limited.

Scale, Design and Impact on the Character

The design of the wall remains broadly unchanged with it gradually extending in height as it progresses along Haigh Lane from the shared vehicular access with Haigh Lane towards No 114 Haigh Lane. Additionally matching stone, including stone toppings have, and are proposed to be used within the heightening of the wall. In terms of scale, the proposal does not unreasonably increase its height, with highest point being heightened by approximately 1m or just over 3ft, and not being higher than the wall closest to the pedestrian entrance

Within the broader area, the stone wall on the opposite side of the road is at a lower level but encloses open agricultural fields rather than residential dwellings. Towards the village (southerly), the opposite situation occurs with the stone wall on the same side of the road lowering with the outlook over agricultural fields to the west, whilst the opposite side of the road features a stone wall of varying heights, which are dwarfed by large hedges and shrubs, providing diffusion of the residential dwellings behind.

With all aspects above considered, there are some aspects of high stone walls within the broader area, and as such it would not be considered that the heightened wall would be detrimental to the character of the street scene or the wider area.

Highways

Following a detailed assessment of the proposal, including the requirement of detailed reports, amendments were required be made to the proposal and remedial work carried out on any work already undertaken. Following these amendments and subject to conditions, there is no objection from Highways, and it would therefore be concluded that there would be no little or no impact on highway safety.

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

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Highways requested extra information in relation to highway safety, following receipt and review of this information, amended plans were also provided which met Highways approval.

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.