

**Application Reference:** 2025/0057

**Site Address:** 19 Wilthorpe Road, Redbrook, Barnsley, S75 1JB

**Description:** Replacement of existing boundary wall at front of property, with a combination of brick wall and fencing to a maximum height of 1.5 metre. (Approximately 1 metre of which would be solid and the upper approximately 0.5 metre would be a perforated style fencing). Extension to existing drive opening, new driveway gates and separate pedestrian gate, to tie in with the height and style of the front fencing to a maximum height of 1.5 metre. Widening of existing drop kerb to accommodate new driveway gates.

### Relevant Site Characteristics

The property is a semi-detached dwelling within the Redbrook area. The street scene is characterised by predominantly semi-detached properties with some detached bungalows. The semi-detached properties in the area are constructed from red brickwork and utilise tiled gable roofs. Some render is used to the upper of occasional semi-detached properties. The bungalows in the area are constructed from predominantly brown brick with some stone features. The street scene is characterised by a uniform house line with matching modest front gardens and low-level front walls. Front walls are predominantly set back from the highway.

The property has a long driveway to the east side of the site providing access to the rear of the dwelling. The front area of the property is modestly sized and is brick paved. A low-lying brick wall is located to the front of the dwelling approximately 0.7 metre in height with approximately 1.1-metre-high pillars. The rear of the property provides a modest garden with a rear outbuilding. The property is constructed from red brickwork with a white rendered upper. The property utilises a hipped roof with red roof tiles.

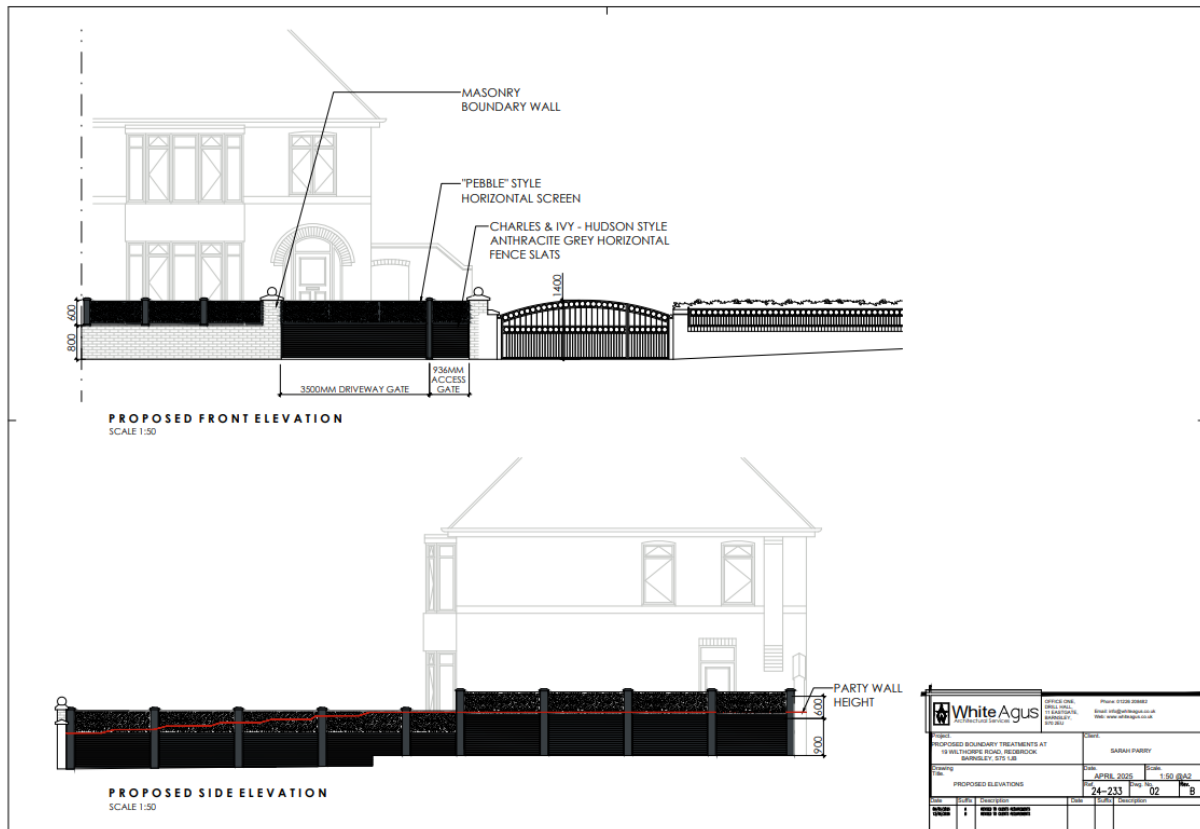
### Site History

Application Reference	Description	Status
B/97/0056/DT	Erection of 109 dwellings including addition altered house types and road layout	Permission Granted
2015/0832	Demolition of existing garage and erection of an outbuilding.	Approve with Conditions

### Detailed description of Proposed Works

The applicant is seeking permission to replace the existing front boundary wall with a combination of a brick wall with a 'Pebble' style horizontal screen upper and widening of the gate entrance. The brick element of the wall would have an approximate height of 0.8 metres with the upper Pebble style horizontal screen providing a height of 0.6 metres. The proposed front boundary treatment would therefore have an approximate height of 1.4 metres. Brick pillars are also proposed either side of a combined vehicle and pedestrian gate. The pillars are proposed to include ball pier cap toppers providing a total height of 1.7 metres. The proposed vehicle gate would have an approximate width of 3.5 metres and the matching pedestrian gate would have an approximate width of 0.93 metres along with an approximate height of 1.4 metres. The gates are proposed to be constructed from 'Charles & Ivy – Hudson Style Anthracite Grey Horizontal Fence Slats' to the lower 0.8 metre along with a 'Pebble' style horizontal screen to the upper 0.6 metre.

The existing east and west side boundary walls are proposed to be replaced by 'Charles & Ivy – Hudson Style Anthracite Grey Horizontal Fence Slats' to various heights of 0.8 metre or 1 metre. The upper 0.5 metre is proposed to be constructed from 'Pebble' style horizontal screening providing a maximum height of 1.5 metres.



## 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 representations have been made

Highways – Objection to the height of the proposed front boundary wall causing restrictive visibility when exiting the driveway.

#### **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

The Supplementary Planning Document for Walls and Fences states that ‘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.’

The proposed replacement boundary treatment to the front would provide an increase of approximately 0.7 metres, doubling the existing wall height. The use of brickwork to the lower 0.8 metres of the front elevation is welcomed and would be the most in keeping element of the proposal with the street scene. The proposed ‘Pebble’ style horizontal screen upper would not be in keeping with the character of the street scene. It is acknowledged the ‘Pebble’ upper is partially transparent which slightly reduces the impact of the proposal, however, this would not reduce the detriment of the proposal to acceptable levels. The use of Charles & Ivy – Hudson Style Anthracite Grey Horizontal Fence Slats to the proposed gates are also not in keeping with the character of the area. Red brickwork is a common feature within the street scene and would be considered acceptable along with metal arched gates which are also common within the street scene and complement the character of the houses. The proposed horizontal fence slats would therefore not relate to the character of the area on a prominent street within Redbrook. It is acknowledged the occasional property on Wilthorpe Road has a front wall which marginally exceeds 1 metre in height; however, no planning permission has been sought for this increase.

Despite the same materials, the proposed boundary treatment to the east and west of the site would not be as impactful as the proposed gates to the front given. It is also acknowledged; the proposed side boundary treatment could be erected under permitted development (not requiring planning permission) given the proposal is less than 2 metres in height. This element of the proposal would therefore be considered acceptable.

It is therefore considered that the proposed extension is not acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making and as such carries significant weight in opposition of the application.

### Impact on Neighbouring Amenity

The proposed front wall and screen would not cause detrimental levels of loss of outlook to neighbouring properties. Although providing a substantial increase, the proposed front wall and screen combination would be considered to be substantially distance as not to effect loss of outlook. The proposed fencing to the west would provide loss of outlook to 17 Wilthorpe Road which are considered to impact upon the living conditions of this neighbour. A loss of sunlight and daylight would not likely be affected, however outlook would be affected. The proposed side fencing to the east of the site is not considered to be as impactful as the west given the proposal is distanced from habitable rooms by the neighbouring driveway of 21 Wilthorpe Road. Loss of sunlight and daylight would not be an issue and loss of outlook levels would be minimal. In addition to the above it is acknowledged no objections have been received from either neighbour. Although the proposal would reduce levels of outlook, this would not be considered to be to a detrimental degree.

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

### Highways

Having received consultation responses from highways, it is considered that the height of the proposal to the front would significantly restrict visibility when exiting the driveway, particularly in relation to pedestrian intervisibility. It is acknowledged other boundary treatment in the street scene poses similar visibility restrictions, however landscaping and planting within privately owned curtilages cannot be controlled by the planning department. Furthermore, should an application of this scale be approved, a precedent would be set which could then be used in the future to justify other schemes occasioning similar highway safety concerns. Opportunity was provided to the applicant to make alterations to the proposal for a reduction to a 1 metre height which would be more in line with neighbouring front boundary treatment, however this opportunity was refused.

As such the proposal is not 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 substantial weight in opposition of the application.

### Planning Balance and Conclusion

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. Under the provisions of the NPPF, the application would be considered acceptable in terms of residential amenity, however, is not considered to provide safe access to the site or provide an appropriate design scale for the character of the street scene. 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**

In dealing with the application referred to above, amendments were requested to reduce the height of the proposed front boundary treatment to a maximum of 1 metre in the interests of highway safety. These amendments were repudiated.

**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.**