

Application Reference: 2025/0926

Site Address: 7 Osborne Mews, Barnsley, S70 1UU

Introduction: Replacement of existing gate with a metal sliding/automatic gate to improve access and security to rear garden (Retrospective)

Relevant Site Characteristics

The application relates to a terraced dwelling with access from Doncaster Road. The site provides a modest garden including a detached garage to the west of the dwelling. The site provides a large stone wall to the south boundary. The dwelling is constructed from cream coloured render and provides a pitched roof.

The surrounding area is characterised by predominantly terraced dwellings constructed from stone. Doncaster Road, immediately to the south of the site, is classified as an A Road.

Planning History

Application Reference	Description	Status
B/75/2823/BA	Residential development	Historic
B/76/3119/BA	Erection of 7 houses with garages	Historic
B/88/0222/BA	Outline for erection of vicarage and nine dwellings with garages	Historic
B/89/1008/BA	Residential development (town houses, flats and maisonettes)	Historic
B/97/0639/BA/TF	Crown lift and clean 6 Lime Trees and 1 Sycamore tree and fell 3 other Lime trees	Historic
B/03/1316/BA	Erection of detached garage and new vehicle access	Refused

Detailed description of Proposed Works

The applicant is seeking retrospective permission to replace the existing gate with an automatic gate. The new gate has an approximate height of 1.8 metres and spans approximately 2.6 metres. The gate is an automatically functioning gate and slide opens. The gate is constructed from grey metal.

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.

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 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

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 gate provides a reduced height from the previous gate by approximately 0.6 metres resulting in an approximate height of 1.8 metres. This reduces the impact of the proposal on the existing stone wall and is of a more appropriate scale. The use of grey metal gates does not directly match the existing stone wall; however, the colour scheme is not to the detriment of the site. Additionally, other boundary treatment in the area is of a similar colour. The previous gate was considered to be of poor quality and detracted from the area; however, the new gate is a vast improvement and creates a more modern and appropriate design.

It is therefore considered that the proposed extension is 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 favour of the application.

Impact on Neighbouring Amenity

The proposed gate will have no effect on neighbouring amenity and would if anything reduce the impact on neighbours through the reduced height.

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 substantial weight in favour of the application.

Highways

The gate provides an automatic sliding function which makes accessing the site easier and safer. The reduced gate height would not improve the previous highway safety arrangement as the height would still not allow for any greater visibility however the gate is considered an improvement on the existing gate. Given the gate is a sliding gate within the site, this allows for improved parking facility on the site as the previous gate arrangement reduced parking facility. The sliding gate function also prevents any restriction of views which would be apparent from a regular opening gate when leaving 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 considerable weight in favour of the application.

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

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

It has not been necessary to make contact with the applicant to request any amendments to the proposal.

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.

and specifications as approved unless required by any other conditions in this permission.