

Application Reference: 2025/0717

Site Address: 2 Shire Oak Drive, Elsecar, Barnsley, S74 8HU

Introduction: Erection of 1.8m boundary wall (retrospective)

Relevant Site Characteristics

The property is a semi-detached dwelling within the Elsecar area and partially within the Elsecar Conservation Area. The dwelling is constructed from stonework and features a pitched roof form. A detached garage is located to the southeast of the dwelling. The surrounding area is characterised by stonework dwellings in the conservation area and red and yellow brickwork constructed dwellings out of the conservation area.

Planning History

Application Reference	Description	Decision
B/00/0554/HN	Residential development - 51 dwellings and garages	Historic

Detailed description of Proposed Works

The applicant is seeking retrospective permission to erect a boundary wall with an approximate height of 1.8 metres. The wall is constructed from stonework with pillars and black composite inserts. The wall is located to the front of the dwelling and to the south and east boundary.

2 SHIRE OAK DRIVE, ELSECAR, BARNSELEY

NOTES
All dimensions must be checked on site and not scaled from this drawing.

Client
MR HAGUE

Job Title
BOUNDARY WALL

Scale
1:50 @ A3
1:100 @ A3

Drawn by
SC

Date
AUG 25

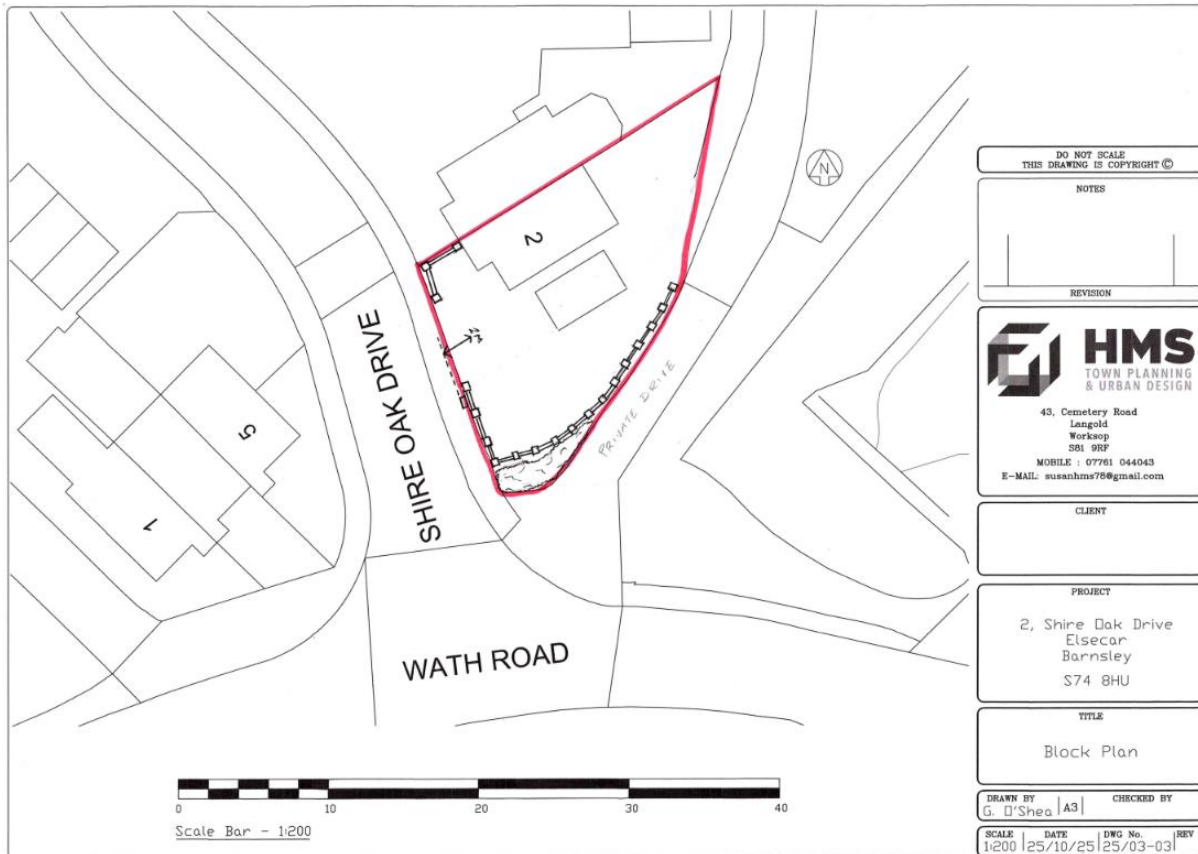
Drawing Title
SHIRE-ELE-WH

Dwg No
03

Rev
A

A PRODUCT OF THE UNO RANGE ARCHITECT CAT No. 1312

420x297mm A3



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 HE3: Developments affecting Historic Buildings.

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

Section 16 - Conserving and enhancing the historic environment.

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.

Planning (Listed Buildings and Conservation Areas) Act 1990

- Section 16: Decision on application.
- Section 72: General duty as respects conservation areas in exercise of planning functions.

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.

A total of 4 representations have been received outlining support for the development and the positive impact the works have had on safety and neighbourhood appearance.

Conservation – No Objection

Highways – No Objection subject to conditions

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 and Heritage

The Supplementary Planning Document for House Extensions 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.’

The proposed wall is located in a significantly prominent location. The use of stonework is therefore an important detail which is welcomed and allows the proposal to remain in keeping with the site and the impact on the conservation area. Although the height is significant, it is acknowledged the adjacent boundary of 5 Shire Oak Drive also features a wall of similar height and similar design. The use of black composite inserts allows the proposal to remain in keeping with the window frames and other features on the dwelling, which have been installed under permitted development.

It is therefore considered that the proposed walls are acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making and as such carries considerable weight in favour of the application.

Impact on Neighbouring Amenity

The proposed wall has been erected to the south of adjoined 4 Shire Oak Drive. The nearest window of the neighbouring property which could be impacted is predominantly screened by the existing canopy and store located to the front of the dwelling. The wall would therefore

not be detrimentally impactful on the adjoined neighbour in terms of loss of light or loss of outlook.

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

Highways

The proposal would not increase the number of bedrooms on site or impact the amount of on-site parking facility. Highways have been consulted on the application and have determined the proposal provides satisfactory pedestrian visibility splays.

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 substantial 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 been necessary to make contact with the applicant to request amendments to the plans and elevations which provide the entirety of the works, including the boundary wall to the south and east of the site. Pedestrian visibility splays were also requested in order to allow the highways officer to make an accurate and informed assessment. Amendments were received on the 20th January 2026 and visibility splays were received 27th February 2026.

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.

Conditions:

- 1) The development hereby approved shall be carried out strictly in accordance with the amended plans:

SHIRE-ELE-WH DrgNo:03 Rev A received 20th January 2026

Location Plan DwgNo:25/03-01 Rev A Received 20th January 2026

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

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making and Local Plan Policy HE1 The Historic Environment.

- 2) The external materials shall match those used in the existing building.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

- 3) The parking facilities as indicated on the submitted plan shall be surfaced in a solid bound permeable material (i.e. not loose chippings) and adequate measures shall be so designed into the proposed access to avoid the discharge of surface water from the site on to the highway.

Reason: To ensure adequate provision for the disposal of surface water and to prevent mud/debris from being deposited on the public highway and to prevent the migration of loose material on to the public highway to the detriment of road safety and in accordance with Local Plan Policy T4 New Development and Transport Safety

Informative(s):

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

2. This permission shall not be construed as granting rights to carry out works on, under or over land not within the ownership, or control, of the applicant.
3. The development hereby approved includes the creation of/carrying out of alterations to vehicular access(es). You are advised that before undertaking work on the adopted highway you will require a Section 184 licence from the Highway Authority. The works shall be to the specification and constructed to the satisfaction of the Highway Authority. Fees are payable for the approval of the highway details, and inspection of the works. Further information and an application form are available on the BMBC website at <https://www.barnsley.gov.uk/services/roads-travel-andparking/parking/dropped-kerbs/> or please contact at email Streetworks@barnsley.gov.uk or call to 01226 773555.