

# Heine Planning Consultancy

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Barnsley Council  
By email

Dear Sir/Madam

**Discharge condition 6 Boundary Details**

**Appeal decision 13 July 2022**

**2010/0221**

**Land to the rear of Cliff Lane Brierley, Barnsley**

Planning permission was granted on appeal for this development subject to conditions.

Condition 6 requires the following details to be discharged:

a) Timetable for completion of works

Permission was sought retrospectively. The windows on the north elevation of the caravan facing 9 Barnsley Road will be fitted with Frostbrite window film or a similar product within 2 months of this conditions application being discharged and any replacement caravan will also be fitted with obscure glazing to windows on the north elevation. However, as Council Officers observed on the appeal site visit, little can be seen of properties on Barnsley Road from within this caravan due to changes in ground level, intervening vegetation and the small size of the windows on the side elevation of the end caravan.

b) Boundary Scheme to the northern and eastern perimeters of the site

In view of the Inspector's comments it is intended to retain the 2m high textured concrete panel fences on the northern and eastern boundaries of the caravan site. It was apparent from the appeal site visit that officers had not visited the appeal site or had little recollection of what was on site.

As was observed on the site visit, the rear gardens of properties on Barnsley Road are generous in size and at a lower level. The fence along the northern boundary of the caravan site benefits from tall trees and shrubbery behind it within these gardens as can be seen in the photos attached below. Little of the fence on the northern boundary is visible from the houses on Barnsley Road due to all this vegetation and it provides screening and privacy of caravans from these properties. It would be perverse to require caravan windows which are slightly higher than the top of the fence to be fitted with obscure glazing and then require the existing fence to be removed.

The fence along the eastern boundary was erected in front of an existing timber panel fence along the rear boundary of the garden of 2a Cliff Lane as can just about be seen in the photo 1 below behind the high side garden wall on the boundary with No 4a (Connor House). As could be seen on the appeal site visit, little of the concrete panel fence could be seen from within the garden of 2a due to the existing timber fence and trees/ shrubbery across the back of adjacent properties. The photos below show the extent of trees and evergreen shrubs in this garden. As the fence is no higher than the existing boundary fence it does not affect the outlook of the

occupiers of the bungalows and provides additional screening and privacy for the occupants of the caravan site.

As the Inspector noted, the site has an urban setting and there are few public vantage points of the caravan site which is outside the Conservation Area. There is no reason to control the appearance of the fencing within the site itself especially as there is such variety of boundary treatments in this residential area.

**PLEASE NOTE THAT I SHALL BE ON EXTENDED LEAVE FROM 16<sup>TH</sup> AUGUST 2022 UNTIL LATE SEPTEMBER 2022 WHEN THE OFFICE WILL NOT BE STAFFED AND WILL BE UNABLE TO RESPOND TO ANY QUERIES DURING THIS PERIOD. I APOLOGISE FOR ANY INCONVENIENCE THIS MAY CAUSE.**

Yours faithfully

Alison T Heine

Fence to northern (with Barnsley Road) and eastern (with 2a and 4a Connor House on Cliff Lane)



Photo 2 view from site towards 2a Cliff Lane showing trees and shrubs along rear of garden.



Photo 3 Boundary with 2a Cliff Lane

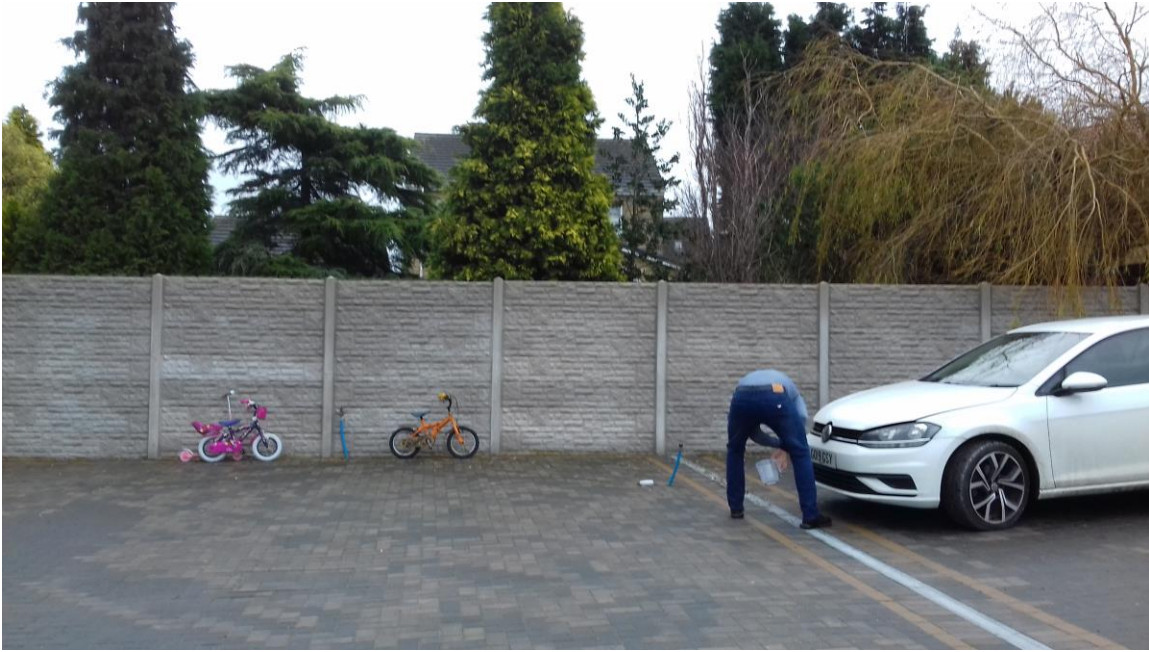


Photo 4 Northern and eastern boundaries of site



Photo 5 Northern Boundary with Barnsley Road showing garden planting behind the fence.

