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**2023/0038**

Dr D Fearn

Extension of boundary wall

21 Northcroft, Shafton, Barnsley, S72 8WN

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### **Site Location & Description**

The detached dwelling is located within a purely residential estate accessed from High Street, Shafton. The dwelling is situated at the convergence of two private driveways with Northcroft, which run along the northern side boundary of the dwelling.

The property benefits from a parking area of the front of the property and a detached garage located to the rear and adjacent to the neighbouring property 19 Northcroft. The dwelling is surrounded by an existing 1.8m high red brick wall with timber infill panels which runs along the northern and eastern boundaries.

### **Proposed Development**

The applicant seeks permission for the erection of an extension to the existing 1.8m brick wall with timber infill panels. The works are to consist of two parts; firstly, the existing northern boundary wall is to extend an additional 6m towards the front, western elevation of the dwelling, returning 2.4m to enclose a strip of land to the side of the property. The second element of the works is to extend the existing eastern rear boundary wall from the side elevation of the detached garage 5.3m towards the highway returning 4.15m along the northern boundary to link into the existing boundary wall and enclosing the detached garage. A 2m-by-2m pedestrian visibility splay is to be included to the front of the garage to ensure visibility for vehicles exiting the driveway associated with the neighbouring property 19 Northcroft.

### **Policy Context**

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

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.

## Local Plan

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

Policy SD1 Presumption in favour of Sustainable Development

## Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

## Supplementary Planning Document: Walls and Fences

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for walls and fences and indicates that:

Where the erection of a wall or fence does require permission, the main issues are likely to be

- Design, appearance, and materials
- Highway safety
- The impact on your neighbours

And 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.

## **Consultations**

Highways DC – No objections subject to condition

## **Representations**

Neighbour notification letters were sent to surrounding properties; one letter of comment was received; however, this has been rescinded.

## **Assessment**

### Principle of Development

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing. Extensions and alterations to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety

### Visual Amenity

The main issue to consider for assessing this type of application is the impact the proposal would have on the character of the street scene.

As mentioned previously the dwelling fronts onto Northcroft, as is currently surrounded by an existing 1.8m high brick wall with timber infill panels. Whilst the proposed boundary treatment is located at the back edge of the pavement, it is to extend an existing boundary wall of the same height to enclose the existing detached garage and a small strip of land adjacent to the north-western corner of the dwelling. It is considered that the inclusion of the boundary treatment would not have a significant detrimental impact on the street scene given it is extending a similar treatment and as such is considered acceptable and in compliance with Local Plan Policies D1 and GD1.

### Highway Considerations

The existing boundary treatment is of a uniform height throughout its length, whilst the proposal will extend the length of the boundary treatment, the height of the existing and proposed will be maintained at 1.8m. The extension of the boundary wall along the northern boundary, adjacent to the north-western corner of the dwelling would not impede visibility of drivers existing the private driveway serving the dwelling and its neighbours to the south.

Following consultation with highways there were some concerns regarding visibility from the property to the east, 19 Northcroft, however following discussion with the applicant additional plans have been submitted to demonstrate that 2m-by-2m pedestrian visibility splays will be included. Highways have commented on the additional information and raise no objection to the development subject to the inclusion of 2m-by-2m visibility splays being maintained from the neighbouring dwelling.

It is therefore considered that the proposed development would not have a detrimental impact on highway safety and as such is in compliance with Local Plan Policy T4.

### Residential Amenity

The location of the fencing would not result in an increase in overshadowing or loss of outlook from neighbouring properties to a detrimental level and is therefore considered in compliance with Local Plan Policy GD1

## **Recommendation**

**Approve** with conditions