



PLANNING CONSULTATION RESPONSE

Application No	2025/0775
Proposal	Development of 4 residential dwellings, landscaping and associated infrastructure
Address	Land east of Bank View, Bower Hill Road, Oxspring, Sheffield, S36 8YA
Date of Consultation Reply	08/12/25
Consultee	Nik King, Senior Urban Design Officer

Consultation Assessment and Justification

These are the second set of design comments, in the light of revised drawings and an accompanying email received from PB Planning, dated 18th November 2025.

I note the following:

- A change in materials from artificial stone to natural stone for the walling of the elevations of the dwellings and detached garages, with artificial stone used for the head and cills.
- A change in materials from artificial slate to natural slate for the roof of the dwellings and detached garages.
- The addition of a hedge behind the existing stone wall, on the south-eastern boundary of the site.
- The mention in the text of the email that a post and rail fence will be provided adjacent to the retained landscaping to the north of plot 4.
- The addition of a hedge at the front boundary in front of the detached garage of plot 1.

All of which are appreciated.

I think that the use of natural stone and slate on the buildings, together with the hedge planted behind the existing stone wall will help to reduce the visual impact of the development, both on the openness of the adjacent green belt and for first impressions of Oxspring when travelling along Sheffield Road.

The use of natural stone and slates ties in with policy OEN4 'Landscape and Building Design Guidelines for New Development' in the Oxspring Neighbourhood Development Plan, which asks for the use of traditional local materials.

The hedge in front of the detached garage will help to reduce the visual impact of the detached garage from Bower Hill, (re: SPD 'Design of Housing Development' para 12.7).

Most of the additional information required can be dealt with by condition but I would suggest that for the 'Proposed Site Plan' that the annotation for the '1.5 m wide landscape planting....' For the south-eastern boundary of the site, is amended to include the wording 'at least 2m high'. (The height annotated for the other natural hedging shown on the boundaries of the site is 2m). I think the height of this hedge is an important component of the proposals and would suggest this is made clear, for the benefit of all parties, prior to the determination of the planning application.

I wish to suggest the removal of permitted development rights for fences etc, (as per the suggestion of the development management case officer), to prevent 1.8m high fencing being placed along the boundary of the site. (I don't know if the mechanism for this is through a condition, so I have repeated this request below under the section titled 'consultation suggested conditions.')



BARNSLEY

Metropolitan Borough Council

NO OBJECTION

Consultation Suggested Conditions:

- **Materials** (as no quarry or stone name is currently provided for the natural stone)
- **Soft and Hard Landscaping** (as no species/ height details provided for some of the soft landscaping, and no spec of hard landscaping provided)
- **Boundary Treatments** (as the proposed post and rail fence has not been added onto the proposed site plan and no elevation of it has been provided).
- **Protect and replace trees and hedges on the boundary of the site, (to give protection beyond the normal 5 year landscape maintenance period.)**

I have amended the wording of a previous condition, which was found by the council's Forestry Officer, and suggest the following wording:

No hedges or trees on the boundary of the site (as shown on the approved plan), or their branches or roots, shall be lopped, topped, felled, or severed. If any tree or hedge is removed, uprooted or destroyed or dies, another tree or hedge shall be planted at the same place and that tree or hedge shall be of such a size, height and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason: To safeguard trees and hedges on the boundary of the site, in the interests of the visual amenities of the locality and in accordance with Local Plan Policy LC1 Landscape Character.

- **Removal of Permitted Development rights for fences etc,** (as per the suggestion of the development management case officer), to prevent 1.8m high fencing being placed along the boundary of the site.

Consultation Informative(s):

Planning Obligations required: