

**Application Reference:** 2025/0418

**Site Address:** 1 Mount Street, Ardsley, Barnsley, S71 5BD

**Introduction:** Erection of boundary fence

### Relevant Site Characteristics

The site relates to a terraced property within the Ardsley area. The site provides a modest rear garden along with a small outbuilding to the rear of the site, likely to have formerly been an outdoors toilet. Red brick walls surround the garden area at varying heights of 0.9 and 1.1 metres. An alley is located to the southwest of the site and the northwest of the site providing vehicular access to the rear of the site and neighbouring terraced houses.

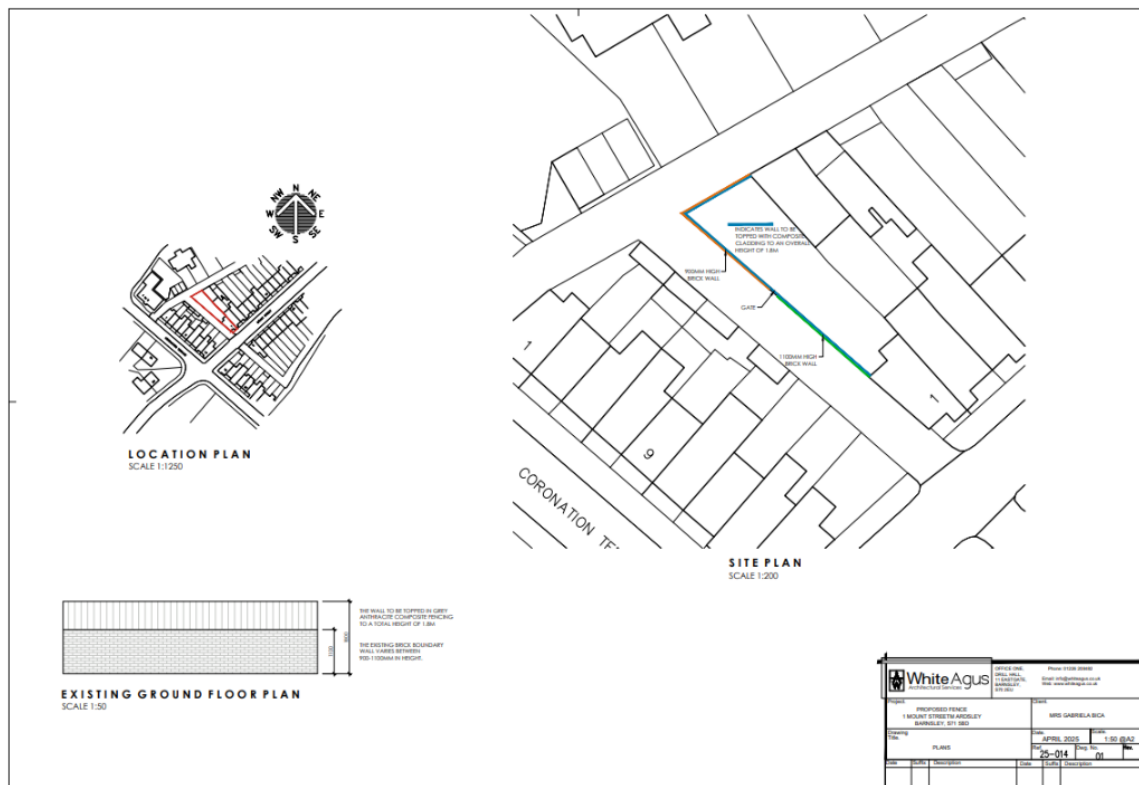
The surrounding area is characterised by solely terraced houses in the street scene with red brick and pitched roofs used. To the rear of the site are detached dwellings along with one pair of semi-detached dwellings constructed from red/orange brick with pitched roofs and modestly sized gardens.

### Site History

| Application Reference | Description       | Status            |
|-----------------------|-------------------|-------------------|
| B/78/1868/BA          | Erection of porch | Historic Decision |

### Detailed description of Proposed Works

The applicant is seeking permission to increase height of the existing boundary wall with the addition of a boundary fence, increasing the boundary treatment height to 1.8 metres. The wall is currently at a varying height of either 0.9 metres or 1.1 metres. The wall is proposed to be topped with an anthracite composite fence.



## **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 made

Highways – No Objection

### **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 fence provides an increased height of either 0.9 metres or 0.7 metres. The increased height is considered to be a substantial increase. Nevertheless, the proposal is to the northwest and southwest of the site bordering an Alley (single carriageway), which is of low usage and would not be considered to be in the main public domain. Given the proposal is not considered to be in the street scene, a high fence level would not be considered to

have any detrimental effect to the street scene. Furthermore, high level fencing is commonly used within the rear alley of the site to which the proposal borders.

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 considerable weight in favour of the application.

#### Impact on Neighbouring Amenity

The proposed fencing would be to the northeast of the rear of Coronation Terrace. The proposal is to the north of the most impacted dwellings and so will not provide any loss of light. Furthermore, substantial boundary treatment is already in place to the rear of Coronation Terrace which prevents the proposal from being anymore impactful than the existing neighbouring boundary treatment. The proposal seeks to provide greater privacy to the rear of the site, protecting the residential amenity of the applicant.

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 considerable weight in favour of the application.

#### Highways

The proposal would increase the height of a boundary fence on a highway, however given the highway in question is an alley (single carriageway), is not adopted, and is of a very low level of usage, the proposal would not pose any significant highway safety impacts. In addition, the alley already provides high boundary treatment to the south which would remain higher than the proposal as well as nearby outbuildings. The proposal would therefore be no more impactful on highway safety.

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 significant 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 amendments to the proposal during the consideration of the application, as it was deemed acceptable.

**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.**