

Application Reference Number:		2026/0306	
Application Type:		Variation of Condition(s)	
Proposal Description:		Variation of condition 2 to application 2025/0459 (Garage extension and boundary wall alterations) to allow for alterations to boundary wall design	
Location:		1 Poplar House Farm Close, Cudworth, Barnsley, S72 8FP	
Applicant:		Mr C A	
Third-party representations:	None	Parish:	None
		Ward:	Cudworth

Summary:

This planning application seeks a variation of condition 2 (alterations to boundary wall design) of application 2025/0459 (Garage extension and boundary wall alterations).

The site falls within Urban Fabric as allocated by the adopted Local Plan. Development comprising extensions, alterations and outbuildings to an existing residential building are considered acceptable in principle if proposals would not significantly adversely affect residential amenity, visual amenity, highway safety, and where satisfactory standards of design are achieved.

The proposal would have no adverse impact on highway safety, residential or visual amenity and is considered acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).

Recommendation:

Approve subject to conditions

Site Description

The site is situated on the cul-de-sac of Poplar House Farm Close in Cudworth. The property is located within a small modern housing complex, within a highly populated residential area. The site is set at the hair pin of the close and consists of a large, detached, stone built dwelling. The property is set back from the road with a small front garden bound by a low-rise stone wall. A wooden fence forms part of the side and rear boundaries. The property benefits from an open plan double driveway at the side leading to an existing detached garage at the rear. The garage is constructed in stone to match the host property and has been designed with the gable facing the road and a pitched roof.



Planning History

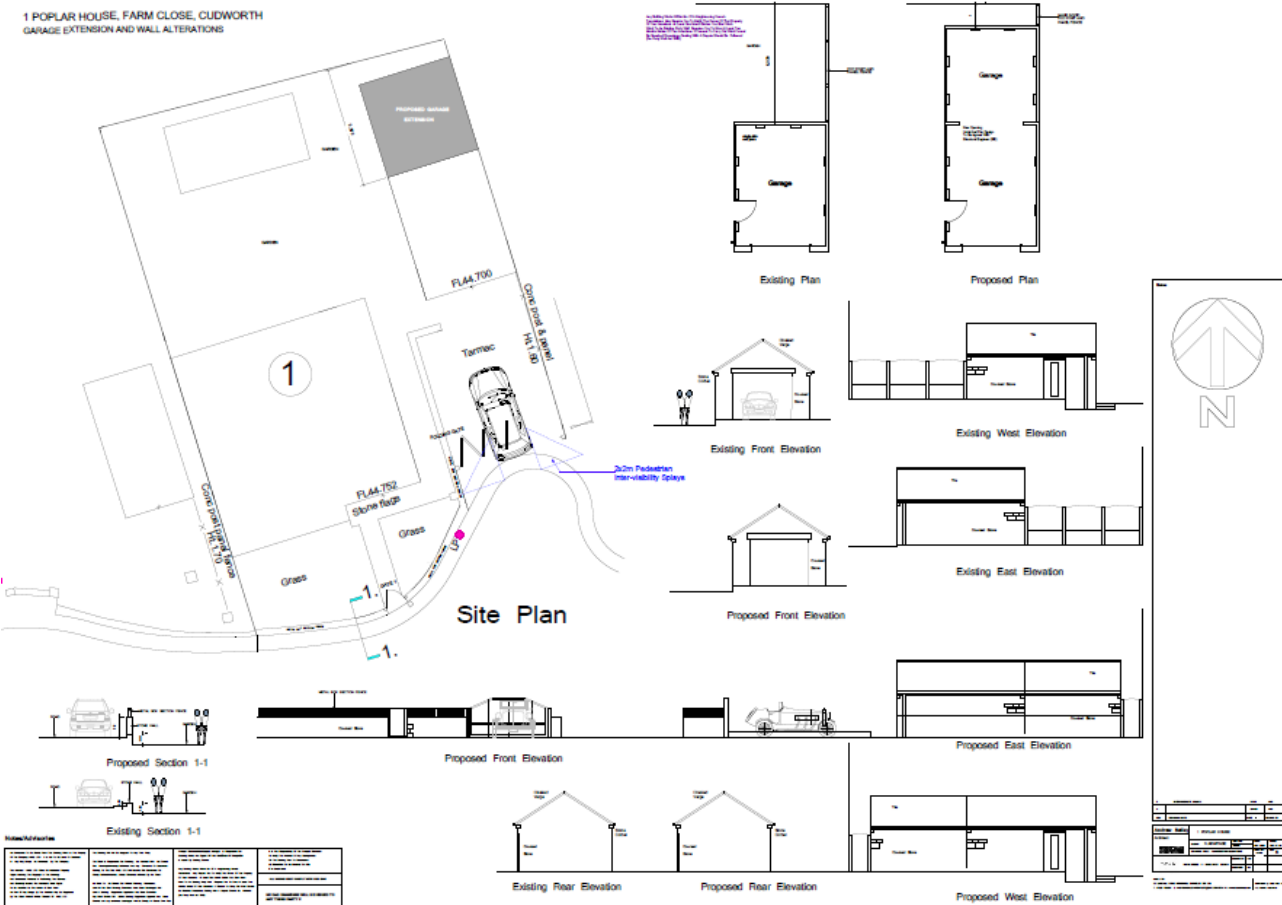
There are various previous planning applications associated with the site.

Application Reference	Description	Status
2015/0461	Demolition of farm buildings and erection of 9 no. dwellings and access road	Approved with Conditions
2016/1342	Demolition of existing farmhouse and erection of a 4 bedroomed dwelling	Approved with Conditions
2017/0974	Discharge of conditions 3 - 8 including 10, 11, 14, 15, and 17 of previously approved app 2015/0461 - Demolition of farm buildings and erection of 9 no. dwellings and access road	Approved
2018/1360	Variation of condition 2 of application 2015/0461 (Demolition of farm buildings and erection of 9 no. dwellings and access road) to allow changes to plot types and layout alterations (Revised Position for the house erected on plot 4) (Retrospective)	Approved with Conditions

2019/0642	Variation of condition 1 of application 2018/1360 (Demolition of farm buildings and erection of 9 no. dwellings and access road) to allow change to Plot 2 with the erection of a single storey rear sun room extension (Retrospective)	Approved with Conditions
2019/1295	Variation of condition 1 of application 2018/1360 to allow changes to Plot 9 (Variation of condition 2 of application 2015/0461 (Demolition of farm buildings and erection of 9 no. dwellings and access road) to allow changes to plot types and layout alterations (Revised Position for the house erected on plot 4 (Retrospective)	Approved with Conditions
2020/0243	Variation of condition 1 of application 2019/1295 (Demolition of farm buildings and erection of 9 no. dwellings and access road) to allow alteration to turning head, siting of Plot 6, and addition of rear extension and outbuilding to Plot 5	Approved with Conditions
2022/0531	Non-material amendment to planning application 2020/0243 (Demolition of farm buildings and erection of 9 no. dwellings and access road) to allow for alterations to access road	Approve
2025/0459	Garage extension and boundary wall alterations	Approved with Conditions

Proposed Development

The proposal is to amend the previously approved (2025/0459) boundary wall and gates to the front of the property. The proposed wall would be 0.9 metres in height with the addition of the fence panel taking it to 1.35 metres in total height. The fence panel being the major amendment to the previous approval. Gates would also be erected for both pedestrian and vehicular access. The gates adjacent to the driveway would be 1.8 metres in height. The gates shall be constructed from composite and steel. The wall shall be constructed from coursed stone and the fence to be metal box fencing.



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 on 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.

Local Plan Allocation – Urban Fabric

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy T4: New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

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 Documents

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:

- House extensions and other domestic alterations
- Parking
- Walls and fences

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Representations

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 comments have been received.

Consultations

Highways Development Control – No Objections

Assessment

The main issues for consideration are as follows:

- The acceptability of the principle of the development
- The impact on neighbouring residential properties
- The impact on the character of the area
- The impact on the character of the host dwelling
- The impact on the highway network and highways standards

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 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, alterations and outbuildings to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

Impact on Neighbouring Residential Amenity

No objections were received from the neighbouring properties consulted. There will be no impact upon neighbouring residential properties amenity by way of the proposed changes to the design of the boundary wall. This weighs significantly in favour of the proposal. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Scale, Design and Impact on the Character of the Dwelling

The property is located on Poplar House Farm Close amongst dwellings of a similar design. The applicant has applied for a larger boundary wall to the front of the property and a gate. The wall has been designed to emulate the surrounding area as there are properties in the surrounding area which also have these features. The wall would measure 0.9 metres high, and the gate would measure 1.7 metres in height. The boundary wall would be constructed from matching materials (coursed stone). Whilst the gates would be constructed from composite and steel.

The major difference from the previously approved plans is the metal box fencing which increases the height of the boundary treatment to 1.35 metres and introduces a new material. This is not deemed harmful to the street scene as the stone wall to the west of the site is wooden topped and the stone wall the south of the site is topped with metal spikes. There is therefore a mix of wall topers in the vicinity, and the proposed fence combines aspects of both.

Although the boundary wall will be increased in height and altered in materials from the previously approved plans, the impact on the visual amenity of the dwelling and the character of the street scene as a whole would not be significantly increased from the previous approval. This weighs significantly in favour of the proposal. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Highway Safety

There will be no significantly detrimental impact upon highway safety. The dwelling has the required amount of parking and there is no change to the parking arrangements. The proposed amendment would see the construction of a boundary wall raising 0.9 metres in height above the hard margin highway edge. Whilst the wall will be less than 1 metre above the carriageway, a section of fence will be above this to a height of 1.35 metres. Visibility splays have been submitted that demonstrate this element will not impinge on the intervisibility between drivers and pedestrians therefore the increase in height of the overall boundary treatment is deemed acceptable in terms of highways safety. This weighs significantly in favour of the proposal.

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.

Conditions

The development hereby permitted shall be begun before the expiration of 3 years from the 28th of August 2025.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

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

NA/6670 Dwg No. VC-P03 Rev. B

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.

The external materials shall match those outlined in the application and approved plans above.

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.

Any gates at the vehicular access shall be designed so as to only open inwards and be permanently retained as such for the lifetime of the development.

Reason: To ensure the safe and unobstructed use of the adopted highway is maintained in accordance with Local Plan Policy T4 New Development and Transport Safety.

The garage shall only be used as ancillary to the main property and cannot be used for any other purpose, this includes independent annex, business or dwelling uses.

Reason: In the interests of neighbouring amenity and in accordance with Policy GD1 General development.

Informative

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.