



Studio Charrette

PLANNING STATEMENT

Date:	February 2025
Project Location:	79 Barnsley Road, Dodworth, Barnsley, S75 3JS 



3D View 1

Planning Authority:

Barnsley Metropolitan Borough Council

Development Proposals:

Retention of sliding metal gate across vehicular entrance

The application follows planning permission 2024/0645 (See 'Planning History includes' below).

This application/permission granted consent for a 1.7m high brick front boundary wall, with timber panels (and a detached garage). The application was amended to remove the provision of 1.7m high metal sliding gates in the gap in the front boundary wall.

The current application seeks planning permission for the retention of 1.7m high metal (sliding gates) (which have been erected in the gap in the front boundary wall).

Application:

Householder planning permission

Planning History includes:

Application Reference Number	2024/0645
Description	Erection of detached garage and 1.7-metre-high boundary wall (Amended Plans and Description).
Site Address	79 Barnsley Road, Dodworth, Barnsley, S75 3JS
Received Date	17 July 2024
Valid From	5 August 2024
Decision	Approve with Conditions
Status	Final Decision

Constraints (if any):

Located on a classified (B) road. Not in a Conservation Area.



Planning Assessment:

The installation/retention of sliding metal gates adjacent to the highway above one metre in height requires planning permission.

The relevant planning considerations are:

- a) the effect on the visual appearance of the site and the character and appearance of the townscape
- b) the safety/visibility of pedestrians/users of the highway

The effect on the visual appearance of the site and the character and appearance of the townscape

In the Officer report for 2024/0645 (see 'Planning History includes' above) there is no mention of the initially proposed gates being unacceptable on grounds of harm to the appearance of the streetscene.

In fact, the report states: 'The boundary wall is constructed of brick and replaces a previous low-built stone wall with timber fencing immediately behind. The scale of the brick wall is similar to that of the previous fencing and its design and materials would generally be in keeping with the surrounding area. It is proposed that the wall would also feature grey fencing panels. While the grey fencing would not necessarily reflect the surrounding local character, the brick wall would remain as the dominant element and is therefore not considered to significantly alter or detract from the character of the street scene'

Given that the gates are at the same height as the boundary wall and fencing, and given the comments in the Officer report

regarding the scale and appearance of the wall, the 1.7m high metal gate would not be unduly harmful to the appearance of the streetscene and townscape.

The safety/visibility of pedestrians/users of the highway

The Officer report for application 2024/0645 states *'the sliding gate was identified as an area of concern due to the potential of waiting vehicles that could cause an obstruction to vehicles and pedestrians. This concern is compounded by the fact that there is a bus stop immediately opposite the application site and parking restrictions in place due to a nearby school'*

The Google Maps image (below) however clearly shows parked or waiting on the road. The applicant could easily pull up on the other side of the road to the school parking zone and bus stop, while the proposed gates are opening. The carriageway is sufficiently wide that two vehicles would be able to pass (in each direction) while a car pulls up so that the gates can be opened or closed. As such, it would be unlikely that a car pulled up at the side of the road would result in any undue hindrance to the safe and efficient use of the carriageway.



The zone restricted for the school is only likely to be used at the start and end of the school day. Otherwise it is likely to be unoccupied (including at all times at the weekends and during school holidays). The applicant does not enter or exit the site during school times. As such, it is unlikely that the retention of the gates would result in any obstruction of the school parking zone or adverse effects on the free flow of traffic on the highway.

There are vehicular gates around the corner and up the road from the site.

Additionally, these would be remotely controlled electric gates which would open automatically upon arrival and close after departure. They will be able to be activated at a distance of 50m and will therefore automatically open (and close) to enable any vehicles to enter and exit, without having to stop.

The requirement for the gates to be electronically, remotely controlled could be secured by a planning condition.

Like all planning applications, there is a need to balance the relevant policies and guidance. In this case - at a residential dwelling - there is a need to provide security and an effective barrier to prevent uninvited persons from entering the site.

The provision of gates within a boundary wall is a reasonable and typical solution to providing a sufficient level of security, and as noted above, there would be no undue harm to the safety or efficiency of the highway.

In conclusion, the gates do not unduly harm the appearance of the site or the streetscene and there would be no undue harm to the safety or efficiency of the highway. Planning permission should therefore be granted.

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