2021/0826

Mr J Caunt

Erection of 1.8m boundary fencing

88 Newhill Road, Smithies, Barnsley, S71 1XH

Site Location & Description

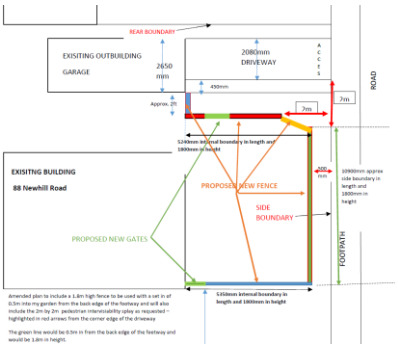
The semi detached dwelling is located in a purely residential area of similar styled properties. The dwelling is located in a corner plot at the junction of Newhill Road and Bowfell View, the dwelling fronts onto Newhill Road with the side garden and vehicular access taken from Bowfell View.
The site is currently open with no boundary treatment along the western boundary.





Proposed Development

The applicant seeks permission for the erection of a 1.8m timber fence to the western boundary of the property to enclose part of the side garden and rear garden to provide a private amenity space.
The fence is to extend 5.3m from the front western corner of the dwelling towards the western boundary, extending 10.9m along it, returning along the rear boundary.





Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process.

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

Representations

Neighbour notification letters were sent to surrounding properties; one letter of objection has been received in relation to

- obstruct road view from drives along the street this would pose danger to vehicles going out of and onto properties - possibly resulting in Vehicle collisions/ pedestrian injury

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 Newhill Road, however it is located within a corner plot with the side and rear garden open to the Bowfell View street scene.
The applicant seeks permission to provide an enclosed private amenity space to the property.

The applicant initially sought permission for the erection of a 2m high fence located at the back edge of the pavement, this was considered to have a detrimental impact on the general open character of the street scene.
The applicant subsequently agreed to reduce the height of the fencing and install it 500mm from the back edge of the pavement to provide a small landscaping strip between the pavement and the fence.

It is considered that the reduction in height and the inclusion of the landscaping strip, this in addition to the fact that the fencing is not proposed around the whole of the property will lessen the impact of the fence on the street scene and as such is considered acceptable and in compliance with Local Plan Policies D1 and GD1.

Highway safety

The location of the fencing and the inclusion of pedestrian intervisibility splays would lessen the impact the proposal would have on highway safety.

An objection has been received in relation to highway safety and the fencing obstructing the view of vehicles entering and exiting drives along the street, it is unclear which street this relates to.

Bowfell View would be the street which is impacted the most, however this is a cul-de-sac with no through traffic and given the residential nature of the road, cars would be travelling at low speeds, in addition to this 2m by 2m pedestrian intervisibility splays have been provided which aid visibility within the street.

It is not considered that the fencing would pose a risk to users of Newhill Road as the fencing as indicated previously is limited to the western boundary of the site, away from Newhill Road.

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