2022/0142

Mrs Susan Cliff

2 Alba Close, Darfield, Barnsley, S73 9NU

Erection of brick boundary wall with fence panels

Site Description

The dwelling is a detached dormer bungalow located on a corner plot in Darfield. The dwelling is of redbrick construction and features a pitched roof. Vicar Crescent has a fairly uniform street scene consisting of other detached bungalows that are of similar construction all be it with some variations in materials. All of the properties have some form of boundary treatment to the front, the majority being low bricked or fenced walls.



Property and existing hedge

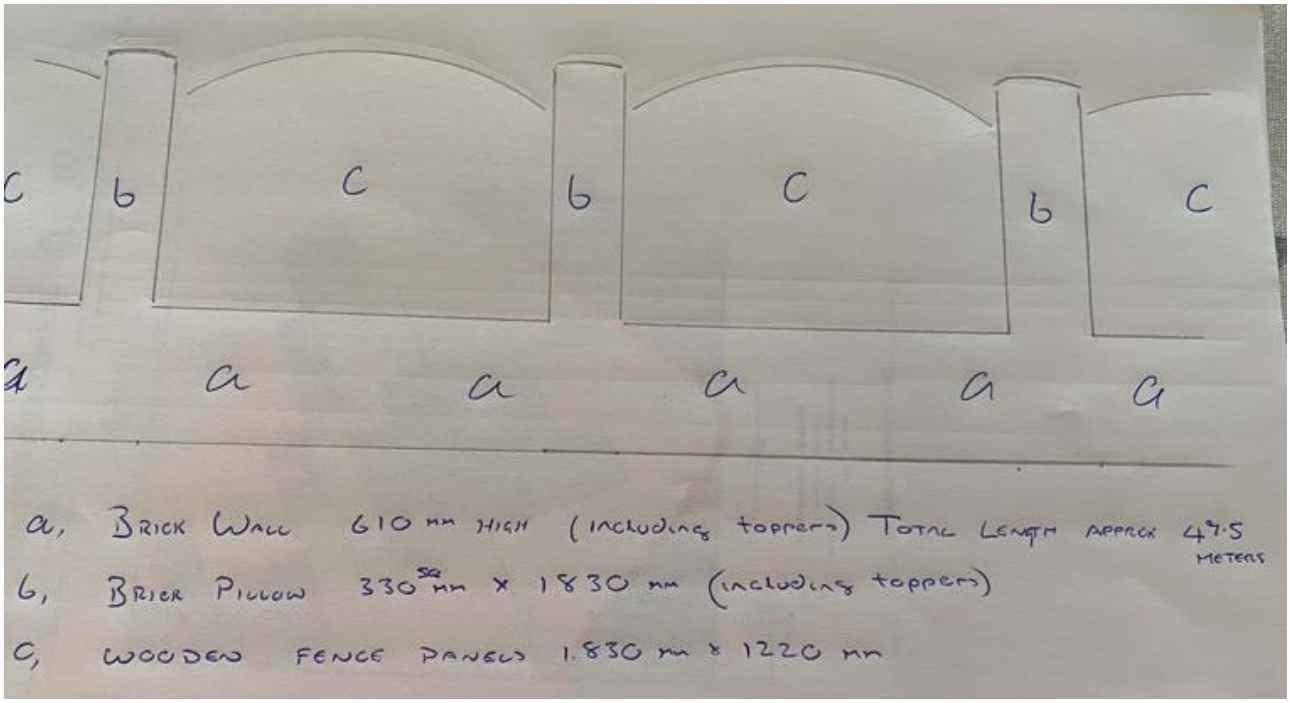




Surrounding street scene

Proposed Development

The applicant is seeking approval for the erection of a boundary wall and fence to form the boundary between the dwelling's curtilage and the footway of Alba Close and Lombard Crescent. The brick wall section will be on the bottom and have a height of 0.61 meters with the wooden fence extending 1.22m on top, taking the total height to 1.83 meters. The new boundary treatment would be a total length of 47.5m.



Height and materials of fence



Red edge showing location of fence

Planning History

B/94/0291/DA – Installation of dormer extension

Policy Context

Planning decisions should be made in accordance with the Local Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) does not change the statutory status of the Local Plan as the starting point for decision making. The Local Authority (LPA) has also adopted a series of Supplementary Planning Documents (SPD) and Supplementary Planning Guidance Notes, which are other material considerations.

Local Plan Allocation – Urban Fabric

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise and the recently revised NPPF does not change the statutory status of the development plan as the starting point for decision making.

The Barnsley Local Plan (BLP) 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. Policies of relevance would be:

Policy GD1: General 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 D1: High quality design and place making –. States that development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

Policy T4: New Development and Highway Improvement – 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.

<u>Supplementary Planning Document: Walls and Fences</u>

This document establishes the design principles that specifically apply to the consideration of planning applications for walls and fences, whilst also providing guidance for what can be erected without planning permission. Some key points raised in relation to this application are;

- 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; and

- Particular care should be taken on site frontages, in other visually prominent locations, or in sensitive settings (close to listed buildings for example)

Where the erection of a wall or fence does require permission, the main issues are likely to be; the design, appearance and materials, highway safety and the impact on neighbours.

<u>National Planning Policy Framework</u>

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. Where a Local Plan is absent or relevant policies are out-of-date, permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

This is assessed against the policies in the NPPF as a whole; or where specific policies in the NPPF indicate development should be restricted or material considerations indicate otherwise.

In respect of this application, relevant policies include;

Section 12: Achieving well designed places - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 134 states that *"development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes"*.

Consultations

Highways Development Control (DC) were consulted and raised no objections stating that "The proposed wall/fence would replace an existing boundary hedge in the same position and of the same height. The proposals do not adversely impact upon the highway and are therefore considered acceptable from a highways development control perspective."

Representations

Neighbour notification letters were sent to surrounding properties. One objection has been received raising the following concerns:

"I am concerned about the height of the proposed fence at the front of the property. This height is considerably higher than any other boundary fence on the street and is not in keeping with the remainder of Alba Close. The example shown for Catania Rise is enclosing the rear of the property, not the front. This proposal is different."

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. Domestic boundary treatment would be considered acceptable where it does 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 application regarding visual amenity is the impact the proposal would have on the character of the street scene. The proposed wall and fence are positioned within a visually prominent location on the corner of Alba Close and Lombard Crescent. Apart from the odd small length of fence and hedging these two streets are predominantly characterised by low brick and railing frontages which present the street scenes as open plan and therefore are not visually intrusive, henceforth contributing to the increased openness and good visibility in the area.

The proposal will not be akin to the character of the locality. The height, design and materials of the proposed wall and fence do not cohesively relate to the character of the area. At 1.83 meters in height, and 47m in length, the wall and fence would be noticeably higher and more prominent than

the majority of other boundary treatment. Whilst a hedge already exists, the wall and fence would offer a harder and more striking appearance than the existing hedge and would therefore be at odds with the street scene, and would also have an unsympathetic appearance resulting in a detrimental impact on the openness and visual amenity of the area. The harmful visual effect of the proposed form of boundary treatment would be exacerbated by the prominent position of the property on a bend in the street scene

The proposed wall and fence are therefore considered to have an unsympathetic appearance detrimental to the visual amenities and openness of the street scene.. It is therefore considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and Supplementary Planning Document: Walls and Fences

Highway Safety

In terms of highway safety, the Highways Section have commented as follows:

“The proposed wall/fence would replace an existing boundary hedge in the same position and of the same height. The proposals do not adversely impact upon the highway and are therefore considered acceptable from a highways development control perspective.”

As such there are no objections on highway safety grounds

Residential Amenity

The proposal would be sufficient distance from neighbouring properties not to impact on neighbouring amenities.

Recommendation

Refuse