

Application Reference: 2026/0610

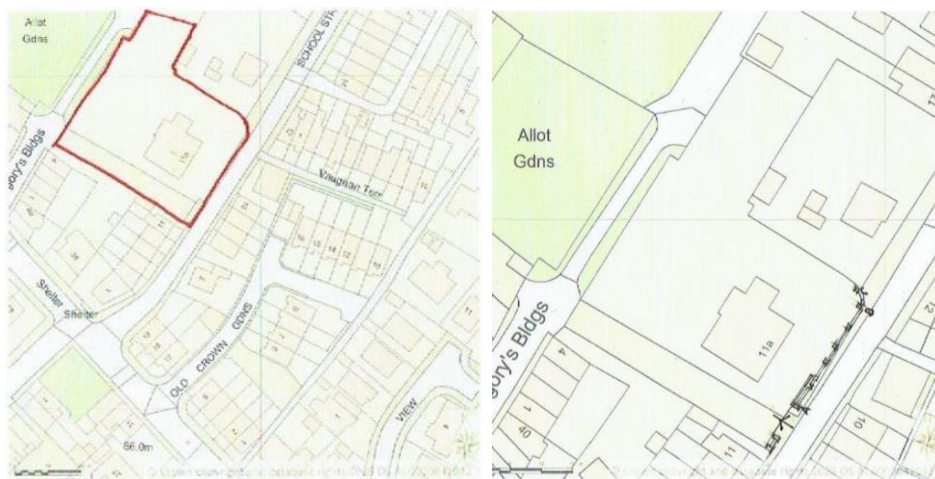
Site Address: 11A School Street, Great Houghton, Barnsley, S70 0AE

Introduction: This application seeks full planning permission for the Install of front boundary wall and gates to dwelling (Amended Postcode)

Relevant Site Characteristics:

The dwelling is a large red brick, detached house which appears to be in the final stages of construction. The site appears to have once been a school, and then various uses before its demolition was approved in 2004. Despite approval for construction of 10 dwellings, the cleared site appears to have been left derelict between at least 2009 and the start of the construction of the current dwelling which gained planning permission under application 2020/0750. The only exception to the cleared site was an original stone wall which until at least 2025, remained partially on the eastern and northern boundary of the site.

The house will be the largest house on the street, which comprises of a few detached and semi-detached house on the same side of the street as the application dwelling but predominately terraced houses feature on the opposite side of the street.



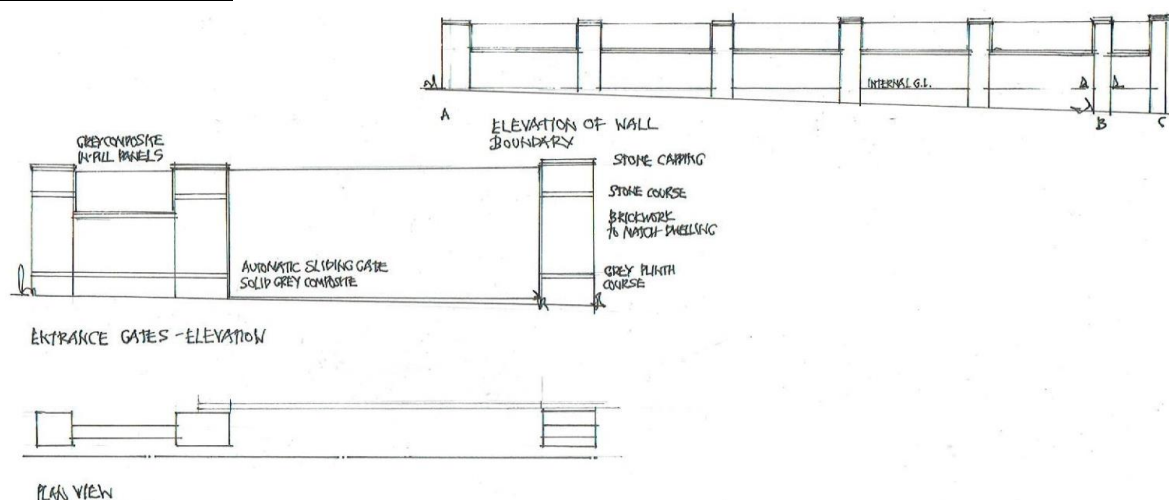
Site History

Application	Description	Status
2020/0750	Erection of a detached dwelling	Approved
2005/1822	Erection of 10 Dwellings (Reserved Matters)	Approved
B/04/0841/HR	Demolition of school building and erection of 10 no. dwellings (outline)	Approved
B/03/0394/HR	Change of use of former kitchens to veterinary surgery	Approved
B/95/0109/HR	Removal of Conditions 1 and 2 of planning permission B/93/0505/HR	Approved
B/93/0505/HR	Change of use to workshop/offices for contract grouting services (Retrospective)	Approved

Detailed description of Proposed Works

The proposal is for the installation of a front boundary wall and gates to the application dwelling. As the proposal is part constructed, it is clear to see that the wall is currently constructed of a matching red brick to that used within the house and features brick pillars with yellow stone pillar tops to also match the dwelling. At the time of the site visit, the gates had not been installed but plans indicate these would be automatic sliding gates, made from a dark grey composite material. It is also proposed on the plans that grey composite material panels would be installed on top of the brick wall in-between the brick pillars.

Proposed Elevations



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

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework 2026 sets out the overarching planning framework for England and has replaced the previous version published in December 2024. It has introduced a revised structure comprising, in the main body of the framework, national decision-making policies organised by policy code rather than paragraph number. Paragraph 1 confirms that the NPPF is a material consideration of critical importance for making decisions on development proposals in England.

Paragraph 15 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, and NPPF Policy S3 sets out a presumption in favour of sustainable development and states that in all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in the NPPF should be approved without delay.

Relevant policies have been taken into account throughout the assessment of this application according to the issues raised by the proposal.

The most relevant sections are:-

Section 3 - Decision making policies

Section 4 - Achieving sustainable development

Section 14- 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:

- House extensions and other domestic alterations (Adopted March 2024)
- Parking (Adopted November 2019)
- Walls and Fences (Adopted May 2019)

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.

Multiple objections were received from two individual addresses. The comments raised were concerns both about the proposal and broader nature of the site and surrounding land. Concerns over highway safety were also raised. Only comments related to this specific application for the front boundary wall and gates could be considered.

Of the comments relating to the front boundary wall, the scale, design and subsequent negative impact on the character of the street scene was mentioned, along with how the wall may have an impact on the amenity on neighbouring residents. One concern about lighting could not be considered as this is not indicated on the submitted plans. The concern about highway safety was recognised and would have been considered by Highways Dc in their final consultation.

A separate, anonymous caller recognised a minor error in the postcode of the application address published on Planning Explorer. This initiated a short period of secondary consultation with neighbouring dwellings. One further objection was received from an objector which had already submitted an objection. They queried the lack of changes on the proposed plans, which is correct as it was just a single digit correct of the postcode which was corrected. Everything else including the original plans, location plans, and plotted red line boundary map displayed on Planning Explorer, all remained unchanged.

Consultees

Highways DC:

Confirmation of the required condition numbers 8 & 9 from planning application 2020/0750 were requested to be complied with, with a deferment of a final consultation response until further information, clarification or compliance with the requested conditions was provided by the applicant. No further information directly related to this request was provided by the applicant or their planning agent.

Great Houghton Parish Council:

The parish council raised considerations in relation to the application being started prior to an application being submitted, the colour of the proposed wall and its lack of coherence within the street scene, and the loss of the original stone wall. They also commented on the lack of detailed plans provided. They suggested that the planning application should be considered as retrospective and that the case should be referred to the Planning Enforcement team.

In response, at the time of receipt and validation of the application, it was unknown to the extents of what if any work had been started, and on a site visit whilst work had started it was incomplete. The design of the wall is discussed below, and regarding the stone wall, there appears to have been no requirement in the previous planning application for retention of the wall. The plans have been noted in the assessment about lack of detailed information, and Planning enforcement are aware of the application.

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. Extensions and alterations to a domestic property and its curtilage 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. In addition consideration needs to be given to the impact on highway safety.

Scale, Design and Impact on the Character

Whilst the design of the proposed brick wall does match with the new dwelling, using matching brickwork across the wall and pillars unfortunately the scale of the wall is simply too high. Even without the requirement for compliance with conditions 4, 8 and 9 of the original planning application 2020 /0750, as detailed below, the wall as it stood at the time of the site visit, without the proposed grey composite gates or wall panels in place, it is already too high and considerably out of character with the street scene.

Until recently, as highlighted by neighbours in their objections, and confirmed in a Google Street View image from June 2025, an original stone boundary wall was present around much of the of the dwelling's curtilage including directly in front of the new house, and continuing around the northern boundary adjacent to the neighbouring dwelling of no 15. Whilst there does not appear to be any requirement within the original decision notice from application 2020/0750 that this wall should be retained, condition 4 of the decision notice does require that upon commencement of the development, a plan indicating the position of boundary treatment(s) to be erected shall be submitted and approved in writing by the local authority. There appears to be no record of such an application,

Whilst not pertinent to this application for the installation of a front boundary wall and gates, additional, and relatively high boundary treatments have also been installed, post June 2025 on at least the southern and western boundaries of the dwelling's curtilage, again, not in accordance with condition 4 the original planning consent.

No definitive height for the brick wall or the pillars have been provided, based upon measurements from the submitted plan at a scale of 1:50, indicative measurements would be between approximately 2.2m and 2.5 high, due to ground level difference, pillars, and potentially for the whole wall once the proposed grey panels have been installed, and 2.2m for the gate. From visual sight of the wall in person during a site visit, the proposed wall is clearly substantially higher than the 1m height required by condition 9 of the decision notice 2020/0750. In consultation from Highways DC regarding this application, they have reinstated their request for compliance with conditions 8 and 9 of decision notice 2020/0750. This includes the wall being reduced to the specified 1m height outlined with the original decision notice, and that the required visibility splays required by condition 8 of the same decision notice are also implemented.

In addition to the clearly obvious height of the wall being much higher than 1m, photographs taken on the site visit have been compared to the Google Street View image from June 2025. With a metal telegraph pole providing a reference point. From these images it is clear to see that height of the wall is slightly higher than the previous stone wall, whilst being undeniably clear that the stone

pillars of the wall reach to a significantly higher level than the current wall or previous stone wall. As the wall is currently incomplete, with the potential for grey composite panel infills to be installed between the pillars, the total height of the wall itself may reach the height of the currently installed pillars.

In relation to the dwelling, despite the matching design of the currently erected wall, before the addition of gates or the composite panels, as already noted, the height would not be of an appropriate scale to the new dwelling. Once the wall has been completed, with or without the grey composite panels, and the gates have been installed, the proposal would significantly impact upon the scale, design and character of the dwellinghouse, through likeness to a secure compound rather than residential dwelling. This impact is further escalated by the current but equally unapproved high side boundary treatments, and significantly through the height and length of the boundary treatment, with a frontage adjacent to the highway of approximately 34m.

Further to the harm which would be caused to the character of the dwelling, the proposed design and scale of the proposal would have a considerable impact upon the broader street scene. The original stone wall which appeared to have previously encompassed the whole site, with a similar wall remaining present within the street scene; it also matches many of the original dwellings and facades of other dwelling. Although not required, the height of original wall could be mitigated by its age, and its positive integration within the street scene. In contrast, the proposed wall only matches the new dwelling, and as already noted despite the good match, is too high. Additionally, once complete with composite grey gates and potential grey panels, it would also be out of character with the host dwelling, as well as the street scene, which is characterised by smaller stone walls.

Original conditions on planning application 2020/0750

4. Upon commencement of development a plan indicating the position of boundary treatment(s) to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the dwelling is occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property in accordance with Local Plan Policies GD1 General Development Policy and D1 High Quality Design and Place Making.

8. Sightlines, having the dimensions 2m x 2m, shall be safeguarded at the junction of the access/driveway with School Street, such that there is no obstruction to visibility at a height exceeding 1.05m above the nearside channel level of the adjacent highway.

Reason: In the interest of highway safety, in accordance with Local Plan Policy T4 New Development and Transport Safety.

9. Boundary treatments to the front of the development shall be set at a height no greater than 1m above the level of the nearside channel line of the public highway.

Reason: To ensure adequate visibility is retained when leaving the access and

entering the highway, in the interests of highway safety.

In conclusion, and without consideration of condition 4 of the planning decision notice 2026/0750, at the most basic level, the wall is simply too high, and would if completed to the specification of the supplied plans, would not harmonise with the dwellinghouse. Furthermore, the proposal would be considerably out of character, and due to its approximate 34m length along the road and approximate height of up to 2.5m, would create an intrusive and out of character addition to the street scene, which would have a considerable negative impact.

Highways DC through consultation has requested that the wall and gates are constructed to meet correct height, and include the visibility splays required to comply with conditions 8 and 9 of the original decision notice 2026/0750. As the wall is already partially constructed, this would require the wall to be retrospectively adjusted to meet those requirements

Based solely upon the proposed plans and consultation from Highways DC, the proposal would have a considerable impact on the scale design and character of the dwellinghouse and the street scene, the proposal would therefore not be compliant with local policies GD1 and D1. This carries considerable weight against approval of the proposal.

Impact on Neighbouring Amenity

As highlighted above, the proposal would have a considerable impact on the visual amenity of the street scene which would undoubtedly have an effect on neighbouring amenity. However, regarding the proposed front and partial side aspect of the front boundary only, and not the remaining aspects of the side boundary treatments or other aspects of the development which have not been included in this application, direct impact on the amenity of the neighbouring dwellings would be limited, but include outlook, in relation to the dominance and overbearing nature of the wall and gates.

Because of the unusually large nature of the curtilage of the dwelling, and a side driveway at the adjacent dwelling of no 11, there would be little or no direct impact from the proposed wall on the amenity of occupants of this dwelling, For the opposite adjacent dwelling of no 15, part of the wall would extend around and adjoin the existing stone wall boundary between both dwellings, but this would be outside of the curtilage of No.15. Whilst the height of the wall may have an impact on the access from no 15 to the highway, it is unclear if this is worse than it was previously or if this section of the wall would be considered as requiring visibility splays in accordance with condition 8 of planning decision notice 2020/0750. Therefore, there is the possibility of limited harm to the amenity of no 15.

Approximately five to six dwellings are located directly opposite the wall, it is these dwellings most potentially impacted by the potential dominant and overbearing nature of the wall. The reason for the wall potentially being considered as dominant and overbearing, apart from its final design and height, would be the relatively narrow width of highway at around 4.10m to 4.20m wide. Along with relatively narrow pavements and front gardens, this put some front elevation windows of dwellings approximately 6.7m to 7m away from the wall. This has the potential to have a modest impact on residential amenity.

With the noted impact on visual amenity transferring into impact on residential amenity, on balance the proposal would be considered as having an overall modest impact on neighbouring amenity.

Without consideration of the conditions attached to the decision notice for application 2020/0750, the wall would only be considered to have a modest impact on residential amenity

Highways DC

Whilst highways have not formally objected to the proposal, they did request that condition numbers 8 and 9 from planning decision notice 2020/0750, are implemented, with a final consultation decision deferred until corrective information is provided. This request was relayed to the applicants via their agent, but no response has been received about this request. Without sufficient information being provided to ascertain the impact upon highway safety, but a visual review of the proposal indicating that the proposal, as it currently stands does not meet condition 9; the proposal falls below the requested standards, resulting in a potential risk to highway safety.

With the proposal not being compliant with the request from Highways DC, the proposal would not be in accordance with local policy T4: New Development and Transport Safety. This carries significant weight against approval of the application.

Planning Balance and Conclusion

In accordance with the provision of Section 4 - Achieving sustainable development of the NPPF (2026), the proposal has been considered in the context of the presumption in favour of sustainable development.

As detailed in the relevant sections above, following a detailed assessment of the proposal in accordance with Local Policy, which on balance has resulted in a recommendation of refusal of the application. This decision would be compliant with Section 14 - Achieving well designed places of the NPPF 2026

RECOMMENDATION: Refuse

Justification

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Concerns over the height and design of the wall, along with potential concern over further boundary treatments at the site was raised with the applicant. Also highlighted was the fact that Highways DC had raised concern that the proposals would not meet the required visibility splays of condition 8 of planning application 2020/0750 or the maximum 1m height for boundary treatments above the level of the nearside channel line of the public highway, in accordance with condition 9 of planning application 202/0750, and requested to be complied with in this application.
- Following original consultation, a minor error in application form regarding the postcode of the development address was discovered. Although the development site was plotted correctly, the applicant was requested to amend their application form. With no direct response to the request, and the error being an obvious mistake, the application was amended and new neighbour consultation was undertaken.
- Whilst there was no response to queries raised, the applicant's representative did raise concern over victimisation of the applicants, by local residents, due to the applicant's

ethnicity. Whilst acknowledged, this is not a material planning consideration in determining the application.

**STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT
MANAGEMENT PROCEDURE ORDER 2015**

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.