



## PLANNING CONSULTATION RESPONSE

<b>Application No</b>	2026/0019
<b>Proposal</b>	Erection of a three storey rear extension to form 3no self-contained flats (Part Retrospective).
<b>Address</b>	Flat, 512 Doncaster Road, Stairfoot, Barnsley, S70 3PE
<b>Date of Consultation Reply</b>	23 <sup>rd</sup> March 2026
<b>Consultee</b>	Highways DC

### Consultation Assessment and Justification

The proposed Basement and Ground Floor flats have already gained planning approval under App. No. 2024/0045; in comparison with the previously approved scheme, these proposals now include an additional third storey which would create a two-bedroom flat on the first floor.

Given the lack of any off-street parking provision and the sustainable location of the site, the flats are likely to be marketed towards non car users, particularly given the ease of access to a major part of the National Cycle Network. As such, the proposals include a cycle storage facility of sufficient size to accommodate three bicycles which complies with the Parking SPD which states that one secure and undercover cycle parking space should be provided per dwelling. A bin storage area is provided adjacent the cycle store.

In view of the above, I do not wish to raise an objection from a highways development control perspective, subject to the condition below which I would be grateful if you could include should you be minded to grant permission.

**NO OBJECTION**

#### **Consultation Suggested Conditions:**

Prior to the development being brought into use, the scheme for the parking of bicycles as shown on the submitted plan shall be fully implemented and thereafter retained for this purpose.

**Reason: In the interests of encouraging the use of sustainable modes of transport in accordance with Local Plan Policy T3.**

#### **Consultation Informative(s):**

No specific highways related informative notes are deemed necessary.

#### **Planning Obligations required:**

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