

2021/1111

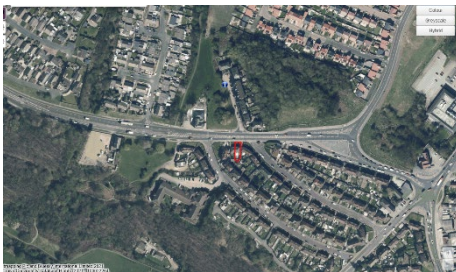
C Howson

Formation of parking area to front of dwelling and new vehicular access point

42 Rotherham Road, Cundy Cross, Barnsley, S71 5QX

### Site Description

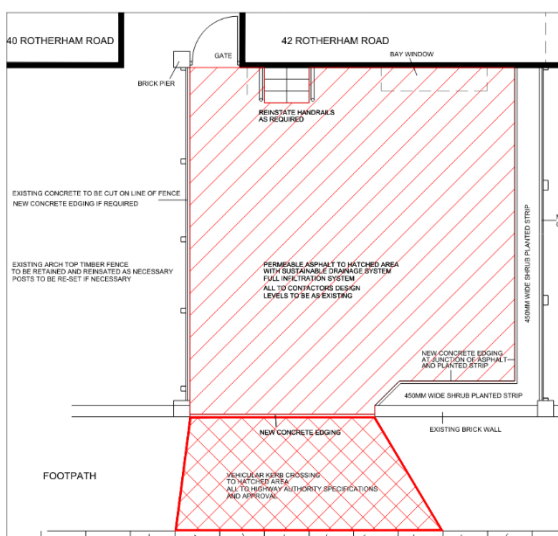
The two-storey brick and render property fronts onto Rotherham Road, a main arterial route linking the town centre with the east of the borough. The property is located within a group of 3 pairs of semi detached dwellings, with the property forming part of the middle pair and the others forming 'book ends' at an angle to the dwelling and the highway, of the six dwellings, four front onto Rotherham Road.



### Proposed Development

The applicant seeks permission for the formation of a vehicular access onto a classified road and the formation of a parking area.

The access is to be located to the left of the property and is to be 3.8m wide, allowing for the retention of the existing boundary wall.



### Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the 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. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

### Local Plan

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Local Plan 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 Transport Safety states that 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.

### 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.

### **Consultations**

Highways DC – No objections subject to conditions  
Ward Members – No comments received

### **Representations**

Neighbour notification letters were sent to surrounding residents; no comments have been received.

### **Assessment**

#### Principle of development

Accesses to properties will be allowed where adequate visibility is provided for drivers entering the highway for both pedestrians and vehicles.

#### Highway Safety

The applicant seeks permission to create an access onto the Rotherham Road which forms part of the A633 classified road that acts as the main throughfare linking Barnsley to the east of the

borough, this stretch of road has recently been subject to modifications with the inclusion of a new junction and is subject to a 30mph speed limit at this location.

The applicant also proposed to create a surfaced area to the front of the property to allow for off street vehicle parking.

Highways DC were consulted on the application and raised no objections. It was acknowledged that the property is one of four that share a frontage on this section of Rotherham Road, with two of the properties already having a vehicular access to off street parking via a dropped kerb. It is also noted that the application property appears to have had an off-street parking provision in use for some time, albeit without the necessary permissions or the provision of a dropped kerb.

In addition to the above, the site provides sufficient space within the site to allow for turning of vehicles to enter and exit the highway in a forward gear.

Given the above, it is considered difficult to raise an objection on highways grounds, the proposals are therefore considered acceptable from a highways perspective.

### Visual Amenity

The authority tries to resist the complete coverage of front gardens with hardsurfacing and parking which dominates the frontages of dwellings.

The plans originally submitted included the complete coverage of the front garden, it was requested that a landscaping strip was included along the boundary with the adjoining property and behind the front boundary wall.

It is considered that the proposed access and turning area, along with the small landscaping area would not detract from the character of the dwelling or the street scene and as such the proposal is considered acceptable in terms of its impact on visual amenity and the character of the street scene.

### **Recommendation**

Approve with Conditions

3 years  
Plans

The new access/driveway, as indicated on the submitted plan, shall be surfaced in a solid bound permeable material (i.e. not loose chippings).

Reason: To ensure adequate provision for the disposal of surface water and to prevent mud/debris from being deposited on the public highway and to prevent the migration of loose material on to the public highway to the detriment of road safety.

### Informatives

The development hereby approved includes the carrying out of alterations to vehicular access (es). You are advised that before undertaking work on the adopted highway you will require a Section 184 licence from the Highway Authority. The works shall be to the specification and constructed to the satisfaction of the Highway Authority. Fees are payable for the approval of the highway details, and inspection of the works. Further information and an application form are available on the BMBC website at <https://www.barnsley.gov.uk/services/roads-travel-and-parking/parking/dropped-kerbs/> or please contact at email [Streetworks@barnsley.gov.uk](mailto:Streetworks@barnsley.gov.uk) or call to 01226 773555