
2021/0833

Mr A Hardy

Formation of driveway and associated dropped kerb

157 Cloughfields Road, Hoyland, Barnsley, S74 0ES

Site Location and Description

The application relates to a detached bungalow located at the edge of Hoyland, close to junction of Clough Fields Road and Milton Road. The dwelling is of a buff brick construction with a concrete tiled gable roof. To the rear of the property is a detached garage and access from Primrose Way

The surrounding area is solely residential, characterised by a mixture of detached bungalows and older two-storey dwellings and terraces.



Planning History

2020/0638 - Formation of driveway and associated dropped kerb – Refused - *In the opinion of the Local Planning Authority the proposal is unsatisfactory with regards to highway safety considerations in that vehicular accessing/egressing the site would obstruct other vehicles approaching the junctions of Weir Close and Clough Fields Road at each side of Milton Road and would be detrimental to the free and safe flow of vehicular and pedestrian users of the highway. The proposal is therefore contrary to Local Plan Policy T4 – New development and Transport Safety.*

Proposed Development

The applicant is seeking permission for the installation of a dropped kerb to the front of the dwelling. The application differs from the previous refusal in that it will provide a turning area within the curtilage which will enable vehicles to exit in a forward gear.

Policy

Planning development otherwise and (NPPF) does



Context

decisions should be made in accordance with the plan unless material considerations indicate the National Planning Policy Framework 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

Policy T4 New Development and Transport Safety

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 – no objections

Public Rights of Way – no objections however the footpath adjacent to the site should remain open at all times during the construction period

Cllr Andrews – no objections

Cllr Lamb – supports the application

Representations

Neighbour notification letters have been sent to surrounding properties; no representations 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

Following a site visit by highways following submission of the amended site layout, it is considered by highways that the proposal is acceptable.

It is considered that given the location of the dwelling, it would be a preferable option to ensure that vehicles are able to park safely off the road and the application has provided sufficient turning within the site curtilage to ensure a vehicle can exit in a forward travelling motion.

As such, highways raise no objections to the application subject to conditions and informatives.

Recommendation

Approve with Conditions