



PLANNING CONSULTATION RESPONSE

Application No	2026/0319
Proposal	Erection of two-storey front and rear extensions, and single storey side extension, including alterations to the roof form and external elevations to dwelling. External works to include new glazing, bi-fold doors and feature gable glazing, together with the use of natural stone and vertical cladding.
Address	Owl Croft, Royd Hill Farm, Cone Lane, Silkstone Common, Barnsley, S75 4PT
Date of Consultation Reply	06/07/2026
Consultee	BMBC PROW – C Farley

Consultation Assessment and Justification

Although no Public Rights of Way appear to be directly affected by the proposed development, a Public Footpath (Silkstone FP 18) shares the vehicular access from Cone Lane. Silkstone FPs 20 and 21 also join FP 18 directly opposite the property due to be developed. The applicant should be aware that the Council is only responsible for maintaining the footpath in a safe condition for pedestrians. Any maintenance to vehicular standard is the responsibility of the landowner and any damage caused to the surface by vehicles should be repaired by the landowner.

If the application is accepted, please add the following informative:

NO OBJECTION*

Defer for amends/further information*

OBJECT*

*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):

A public right of way, Silkstone FP 18 runs along the access to the proposed development site. Silkstone FPs 20 and 21 also join FP 18 directly opposite the property due to be developed. Safe public access on all these rights of way should remain available at all times, with no obstruction of or encroachment onto the width of the path and no building debris, storage of materials or parked vehicles limiting access at any time. Appropriate measures should be taken to protect the public, including fencing if necessary. If safe public access is not possible at any time then a temporary closure should be arranged, providing at least 4 weeks' notice and details of how public access will be managed. For further information contact publicrightsofway@barnsley.gov.uk

Planning Obligations required:



BARNSLEY

Metropolitan Borough Council

