



PLANNING CONSULTATION RESPONSE

Application No	2026/0234
Proposal	Erection of side extensions; raising of roof height to create first floor accommodation; erection of outbuilding to replace existing garage and formation of 2x new vehicular accesses.
Address	1 Newfield Avenue, Monk Bretton, Barnsley, S71 2LD
Date of Consultation Reply	20 th April 2026
Consultee	Highways DC

Consultation Assessment and Justification

The site is currently served by a single vehicular access off Newfield Avenue which leads to a long driveway and detached garage thereby providing the site with ample off-street parking. The proposed side extensions to the dwelling would result in the removal of the existing access and the creation of two new vehicular accesses – one off Newfield Avenue and the other off Burton Road.

The proposed access off Newfield Avenue is positioned too close to the priority junction with Burton Road (approx. 11m); a vehicular access must be positioned a minimum distance of 20m from the junction as per the existing access. Additionally, the driveway is of insufficient length, the minimum forecourt depth (the length of driveway for a parking space in front of a garage) is 6m for garages with an up and over door and 5.5m for garages with a roller shutter door.

With regard to the proposed access off Burton Road, the driveway would need to be slightly repositioned approx. 0.5m to the south to avoid access/egress being impeded by the lighting column. Also, given that Burton Road is classified (C435) there is a requirement for internal turning facilities to be provided so that vehicles can enter and exit in a forward gear in the interests of highway safety. Classified roads by their very nature are busier roads and it is considered that vehicles reversing to/from the driveway would have a detrimental impact on highway safety for oncoming vehicles on Burton Road.

Therefore, as the proposals currently stand, they are considered unacceptable from a highways development control perspective as they are viewed as being prejudicial to highway safety contrary to Local Plan Policy T4 New development and Transport Safety.

OBJECT

Consultation Suggested Conditions:

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Consultation Informative(s):

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Planning Obligations required:

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