



PLANNING CONSULTATION RESPONSE

Application No	2025/0797
Proposal	Demolition and re-build of existing house with associated work to boundary walls (custom/self build)
Address	Berry Well, Kirkwood Bridge Lane, Spring Vale, Sheffield, S36 6AX
Date of Consultation Reply	8 th December 2025
Consultee	Highways DC

Consultation Assessment and Justification

The site is accessed via a narrow track off Sheffield Road (B6462) which forms part of the network of Public Rights of Way, namely Oxspring Footpath No.15.

The proposals involve the demolition of the existing dwelling and the erection of a replacement dwelling, as such, there would be no intensification of use of the site access. It is stated within the submitted information that there are two parking spaces within the site and that these are to remain; it is noted though that the spaces do not appear to be indicated on the submitted plans.

However, in view of the above, and based on the accuracy of the submitted information, it is considered that the proposals would not affect the existing vehicular access and parking arrangements or otherwise adversely impact upon the highway and are therefore considered acceptable from a highways development control perspective.

Should you be minded to grant permission, I would be grateful if you could include the informative note below.

NO OBJECTION

Consultation Suggested Conditions:

No specific highways related conditions are deemed necessary.

Consultation Informative:

Public Rights of Way – The development abuts a Public Right of Way, namely Oxspring Footpath No.15. You are advised that Public Rights of Way shall not at any time prior to, during or after construction of the proposed development be unofficially obstructed or closed without prior written consent of the Local Planning Authority. For more information, please contact the PROW team on 01226 773555.

Planning Obligations required:

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