



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	30 th April 2026
Consultee	Highways DC

Consultation Assessment and Justification

[2nd Response – Amended plans]

With reference to the amended plans, I would comment as follows:

The proposals now include the creation of only one new vehicular access point, the existing access off Newfield Avenue is to be retained and will provide access to an integral garage.

The proposed new access off Burton Road has been slightly repositioned to avoid access/egress being impeded by the lighting column. The layout plan now shows that an internal turning facility is to be provided; it is noted that the turning area is small and would likely require a back-and-forth shunting manoeuvre, nevertheless, a vehicle would be able to turn within the site.

In view of the above, the proposals are considered acceptable from a highways development control perspective subject to the conditions and informative notes listed below, which I would be grateful if you could include if you are minded to grant permission.

NO OBJECTION

Consultation Suggested Conditions:

The access, parking and manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the access, parking and manoeuvring of motor vehicles prior to the development being brought into use, and shall be retained for said purposes at all times. Adequate measures shall be so designed into the proposed vehicular areas to avoid the discharge of surface water from the site on to the highway.

Reason: To ensure that there are adequate parking facilities to serve the development which are constructed to an acceptable standard; 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 and in accordance with Local Plan Policy T4 New Development and Transport Safety.

The integral garage shall be fitted with a roller shutter type door and shall be permanently retained as such for the lifetime of the development.

Reason: To ensure parked vehicles do not overhang the footway, ensuring that the safe and unobstructed use of the adopted highway is maintained in accordance with Local Plan Policy T4 New Development and Transport Safety.

The gradient of the vehicular access/driveway shall not exceed 1 in 12 as measured from the edge of the adjacent carriageway.

Reason: In the interests of the safety of persons using the access and users of the highway in accordance with Local Plan Policy T4 New Development and Transport Safety.

Prior to the development being brought into use, the vehicular accesses shall provide pedestrian visibility splays of 2m x 2m to the back edge of the footway. Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.6m to the rear of the footway which would



BARNSELEY

Metropolitan Borough Council

obstruct the visibility splays. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

Reason: To ensure drivers have clear and unrestricted views of approaching pedestrians when pulling out onto the public highway, in the interest of highway safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.

Any gates shall be designed to only open inwards and be permanently retained as such. When in an open position, the pedestrian visibility splays of 2m x 2m shall remain safeguarded such that there is no obstruction to visibility at a height exceeding 600mm above the nearside channel level of the adjacent highway.

Reason: To ensure the safe and unobstructed use of the adopted highway is maintained in accordance with Local Plan Policy T4 New Development and Transport Safety.

Consultation Informatives:

The development hereby approved includes the creation of/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 or call to 01226 773555.

The applicant/contractor should note that to deposit mud/debris on the public highway, or anything which may cause a nuisance or possible danger to road users, is an offence under provisions of the Highways Act 1980.

Planning Obligations required:

–