



PLANNING CONSULTATION RESPONSE

Application No	2026/0322
Proposal	Erection of detached residential dwellinghouse
Address	24 Common Road, Brierley, Barnsley, S72 9ES
Date of Consultation Reply	21/05/26
Consultee	Highways DC

Consultation Assessment and Justification

The site has been subject to previous application for agricultural buildings and the change of use of these buildings to residential.

Although the need for the agricultural buildings was disputed when the 2014/0958 change of use application was submitted, the edifices were already in place, and the prior notification was granted.

This application exacerbates the issue of development within the green belt but in terms of highway safety, the proposal provides sufficient off-street parking and adequate space for bin and cycle storage.

However, the built access does not reflect the approved drawings of either previous permission; as such, HDC officers would ask that the visibility splays from the access onto Common Road are demonstrated on a plan to be commensurate with the measured driven speeds ascertained by way of an independent speed survey. This is to ensure that the proposals can provide safe egress from the site onto the public highway as per the advice given in Section 7.5 of Manual for Streets.

Fire Safety: Approved Document B states that access for a pumping appliance should be provided to within 45m of all points inside the property; dead-end routes longer than 20m also require turning facilities. As the proposed dwelling is approximately 90m from the highway, swept path analysis is required of a fire appliance entering and exiting the site in a forward gear.

A refuse collection pad adjacent to the public highway should also be shown on the layout drawing.

	Defer for amends/further information	
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Consultation Suggested Conditions:

Consultation Informative(s):

Planning Obligations required: