
2021/0518

Ms T Bowman

Formation of a driveway and associated dropped kerb

4 Barnburgh Lane, Goldthorpe, Rotherham, S63 9PG

Site Location & Description

The red brick semi detached dwelling is located in a predominantly residential area of similar styled properties. The dwelling is situated at an angle to the highway in close proximity to the junction of Barnburgh Lane and Windermere Avenue. There is a limited number of accesses off Barnburgh Lane providing off street parking provision.



Proposed Development

The applicant seeks permission of the installation of a dropped kerb and associated driveway to the front of the dwelling.

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process.

Local Plan

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

Policy SD1 Presumption in favour of Sustainable Development

Policy T4 New Development and Transport Safety

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

Consultations

Highways – object due to the location of the access relative to the nearby junction

Representations

Neighbour notification letters were sent to surrounding properties; one letter of comment has been received supporting the creation of off street parking.

Assessment

Principle of development

Accesses to properties will be allowed where adequate visibility is provided for drivers entering the highway for both pedestrians and vehicles.

Highway safety

The applicant seeks permission to create an access onto Barnburgh Lane, a classified road that acts as the main thoroughfare linking Goldthorpe and Barnburgh.

The applicant also proposes to create a surfaced area to the front of the property to allow for off street vehicle parking.

The proposal would require the creation of an access onto a classified road; it is the opinion of Highways DC that the access cannot be supported given the proximity of the proposed access, adjacent to the junction of Barnburgh Lane and Windermere Avenue.

As presented, the access does not meet the required standards with no separation distance from the existing junction and insufficient room to turn within the site curtilage and therefore would be detrimental to the free and safe flow of other traffic on the highway, both vehicular and pedestrian.

It is not clear from the information provided whether the parking area would be of sufficient size to accommodate a parking space as the plans submitted are not to scale and nor do they provide dimensions of the proposed parking area. It is acknowledged that amended plans could have been requested, and that there appears to be sufficient room within the site to turn (albeit with

amendments to the site layout plan). However, this would not remedy the inappropriate location of the proposed access in extremely close proximity to the existing junction with Windermere Avenue as such it therefore considered that the proposed access to Barnburgh Lane is unacceptable and permission is refused.

Recommendation

Refuse

In the opinion of the Local Planning Authority the proposed access is unsatisfactory with regards to highway safety considerations in that the access is located within close proximity to the junction of Windermere Avenue and Barnburgh Lane and would be detrimental to the free and safe flow of vehicular and pedestrian users of the highway. The proposal is therefore contrary to Local Plan Policy T4 – New development and Transport Safety.