



PLANNING CONSULTATION RESPONSE

Application No	2025/0648
Proposal	1A Sheffield Road, Birdwell, Barnsley, S70 5XB
Address	Outline permission for the erection of 1no detached dwelling considering access and layout (custom/self build).
Date of Consultation Reply	30/9/2025
Consultee	Highways Development Control

Consultation Assessment and Justification

Thank you for consulting Highways Development Control on this application for the erection of a single detached dwelling.

The site forms part of the rear garden of 1A Sheffield Road, however access is taken from Castle View by means of a gated vehicular access that appears to have minimal use.

The site plan provided, shown as REV B, shows the vehicular access as existing but is positioned differently to that which is existing. The current vehicular access, as shown on street view images from July 2025, is on the opposite site of the plot to that shown on the site plan. Whilst I have no objection to the relocation of the access, the site plan should be amended to reflect that the access is to be relocated.

Furthermore, I note that that the site plan shows 2m high closed board fencing to all boundaries however the boundary treatment to the front of the site, abutting Castle View, should be set at a height no greater than 1m to ensure pedestrian intervisibility is maintained given the footways run parallel to the site, providing connection through to Sheffield Road. If the applicant is resistant to the low front boundary treatment, at the very minimum, a 2m x 2m splay is required at the site access. I am also concerned that the gates shown on the site plan open outwards onto the public highway which is unacceptable and this needs to be amended to show and gates opening inwards to the site.

Should the applicant wish to submit a revised layout, I would be happy to re-assess the application.

Many Thanks



BARNSLEY

Metropolitan Borough Council

Sarah Sharp
Senior Engineer

NO OBJECTION*

Defer for amends/further
information*

OBJECT*

Consultation Suggested Conditions:

Consultation Informative(s):

Planning Obligations required