

2024/0802

Mr Tim Murphy

275 Park Road, Barnsley, S70 1QL

Creation of front permeable driveway, removal of existing front wall, and provision of a vehicle crossing over public footpath and dropped kerb.

Site Description

The application relates to a semi-detached dwelling on Park Road. The property is formed from stone with a pitched tiled roof. A boundary wall is to the front of the dwelling formed from stone with metal railings along with a gate. Other dwellings on the road are predominantly stone with the occasional red brick property. The road scene is characterised by terraced housing with occasional semi-detached and detached dwellings. Within the area to the rear of the site are semi detached and terraced properties formed from red brick. Opposite the site is Locke Park and to the rear of the site are allotment gardens.

EXISTING LOCATION PLAN



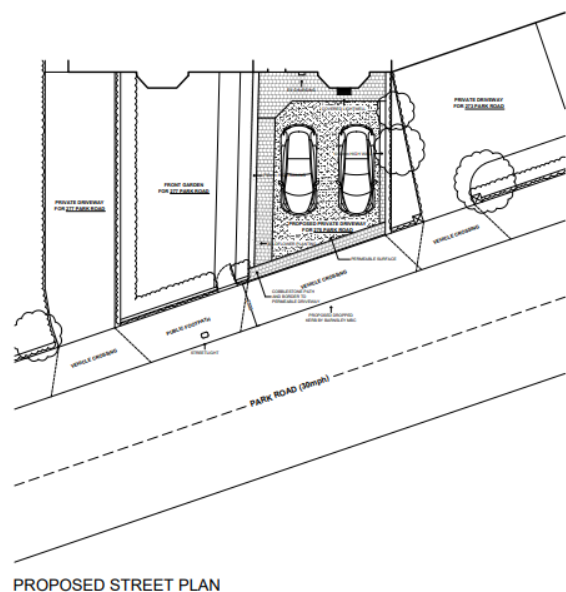
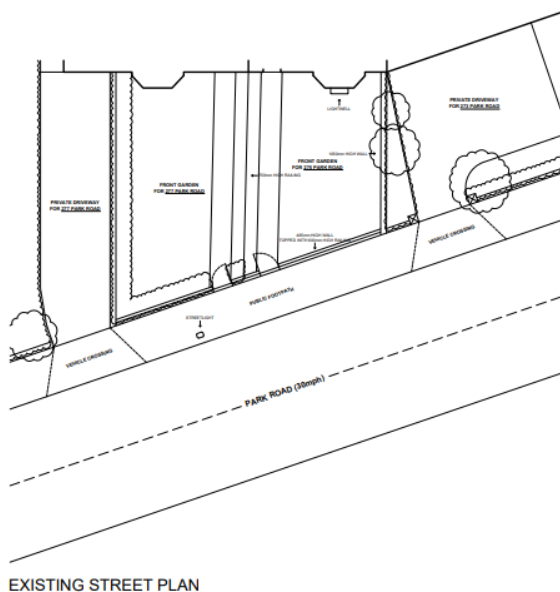
Relevant Planning History

No historic planning

Proposed development

The applicant is seeking permission to remove a front wall, form a driveway and install a dropped kerb.

The proposed front wall is to be removed allowing for access to a proposed driveway formed from a permeable surface of approximately 39 square metres. The driveway replaces the existing front garden. A cobblestone path and border is proposed surrounding the permeable surface. EV charging has been proposed to the principal elevation of the dwelling.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

Local Plan Allocation – Urban Fabric

The site is allocated as urban fabric in the adopted Local Plan which has no specific land allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy D1: High Quality Design and Place Making.***
- ***Policy GD1: General Development.***
- ***Policy T4: New Development and Transport Safety.***

Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Parking.***

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- ***Section 12: Achieving well-designed and beautiful places.***

Consultations

Highways – No Objection subject to conditions.

Representations

Neighbour notification letters were sent to surrounding properties. No representations were received.

Assessment

Principle of Development

Planning permission is required for access onto and development upon classified highways. Permission will be granted where such development does not impinge upon highway safety.

Highways Safety

The site does not currently benefit from on site parking to the front of the property or any form of dropped kerb access. The neighbouring properties both provide parking facility. The proposal provides parking facility which exceeds the minimum 2.5 x 5m and also provides a pathway to the house. Currently parking is utilised to the front of the property on Park Road (A6133), a classified road. This proposal would reduce this impact upon highway safety.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

Visual Amenity

The proposal results in the removal of an existing stone front wall with black railings and a pedestrian metal gate, providing access via a dropped kerb off Park Road (A6133) and forming a driveway from a permeable surface. This would result in the loss of the existing front garden space. Although the existing character of the property would be altered, the proposals are not considered to detrimentally reduce the existing visual amenity of the property.

The proposal is therefore not considered to significantly alter or detract from the character of the street scene and is considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Residential Amenity

Extensions and alterations to a domestic property are considered acceptable if the proposal would not adversely affect the amenity of neighbouring properties.

The proposed removal of the wall and formation of a driveway will have no impact upon residential amenity.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and would not have an overbearing impact. The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Recommendation

Approve with Conditions