



PLANNING CONSULTATION RESPONSE

Application No	<u>2026/0443</u>
Proposal	Demolish existing rear single storey extension and erection of 2 storey extension and formation of off street parking spaces.
Address	170 Sheffield Road, Birdwell, Barnsley, S70 5TD
Date of Consultation Reply	03/07/26
Consultee	Highways Development Control

Consultation Assessment and Justification

Thank you for consulting Highways Development Control on this application for the demolition of a single story extension with the erection of a replacement 2 storey extensions and creation of 2 off street parking spaces.

The application site is located on Sheffield Road, Birdwell, within an established row of terraced properties. The property fronts directly onto Sheffield Road, with rear access available to the back of the terrace. The proposal includes the formation of off-street parking spaces to the rear of the dwelling, accessed via this rear access.

Having reviewed the submitted information, I note that the proposed off street parking spaces would be accessed from the existing rear access serving the properties fronting Sheffield Road. The rear access appears to provide access and egress in both directions and, as such, vehicles would not be required to reverse out onto Sheffield Road.

The proposed parking spaces are shown at 2.5m wide by 10m long, forming a tandem parking arrangement. On this basis, I am satisfied that the spaces are of sufficient size to accommodate two vehicles within the site, without overhanging the rear access.

As such, I have no objections to application subject to the parking spaces being appropriately constructed and surfaced as detailed in the attached condition below.

Many thanks,

Sarah Sharp
Senior Engineer
Highways Development Control

NO OBJECTION*

Defer for amends/further information*

OBJECT

Consultation Condition(s):



BARNSLEY

Metropolitan Borough Council

Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced in a bound, solid material and adequate measures shall be so designed into the proposed access to avoid the discharge of surface water from the site on to the highway.
Reason: 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.

Consultation Informative(s):

Planning Obligations required