



PLANNING CONSULTATION RESPONSE

Application No	2026/0396
Proposal	Erection of 2 storey detached dwellinghouse and detached double garage
Address	Land to the rear of 108 Blythe Street, Wombwell, Barnsley, S73 8LL
Date of Consultation Reply	17/06/26
Consultee	Highways DC

Consultation Assessment and Justification

The proposal seeks to erect a detached dwelling on the same plot as the refused application 2021/0791 for which an appeal was dismissed.

In the appeal decision document, the Inspector stated that:

The driveway which allows access to the appeal site is approximately 60 metres long and narrow, typically being 3.0 metres wide. Its width reduces to approximately 2.1 metres over its last 5 metres immediately before the appeal site. The driveway is already extensively shared by a number of existing properties for the parking of cars and pedestrian access.

And:

While the increase in traffic from the proposal would be modest, it would increase pedestrian and vehicular movements along the driveway and the potential traffic conflicts which, in all probability, already exists. The driveway would not meet many of the recommendations detailed in the SPD and SYRDG, including being greater than 20 metres in length, narrower than 3.3 metres and not providing any passing or turning areas. Details of how vehicles within the proposal's front area would turn and how adequate sightlines would be provided have also not been confirmed. On this basis the proposal would increase pedestrian and vehicular conflict on the driveway and harm highway safety.

Given the constraints of the site, these issues remain and there is no way the applicant can overcome the problems raised by the substandard access arrangements from John Street.

The other concerns raised at the appeal (and by HDC officers at the time) were that the driveway would not permit emergency fire appliance access and that the proposal provided no local authority waste collection strategy. The applicant has tried to address this by providing a route through the undercroft access within the row of terraced dwellings on Blythe Street. However, this doesn't appear to allow access for a pumping appliance to be provided to within 45m of all points inside the dwellinghouse, as stipulated in section 13.1 of Building Regulations Approved Document B – Fire Safety. It is advised that the planning officer contacts the South Yorkshire Fire Service directly if additional advice is required regarding the suitability of this proposed arrangement.

In terms of refuse collection, no pad has been shown for presenting bins adjacent to the public highway. The likelihood is that bins would be presented on, rather than adjacent to, Blythe Street. This would also be a unsuitable solution the to problem.

Given the above, although the applicant has attempted to address the previous reasons for refusal, HDC officers do not feel these have been satisfactorily overcome and would maintain objection to the scheme on the grounds of highway safety.

	OBJECT
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BARNSLEY

Metropolitan Borough Council

Consultation Suggested Conditions:

N/A

Consultation Informative(s):

N/A

Planning Obligations required:

N/A