

Application Reference: 2026/0293

Site Address: 16 Tollgate Close, Shafton, Barnsley, S72 8QX

Introduction: This application seeks full planning permission for a Raised driveway access and dropped kerb

Relevant Site Characteristics:

The dwelling is red brick semi-detached dwelling located on a street which is no longer a thoroughfare, resulting in additional informal parking provision at the end of the street. The dwelling along with most others on the street is set at a lower level than the road, which in addition to the garden of each dwelling, is separated from the highway by a footpath, and grass verge. Equally, like many other dwellings on the street, the dwelling does not currently benefit from off street parking provision.

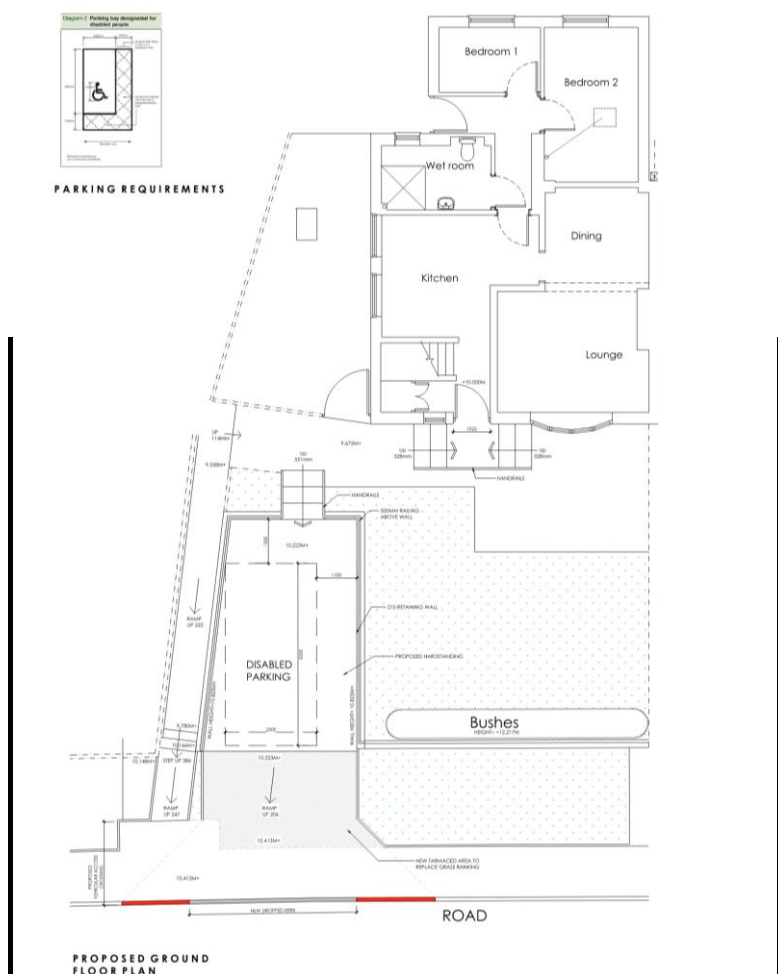
Site History

Application 2024/0680 for a single storey rear extension to 2 storey semi-detached dwelling was approved in October 2024.

Detailed description of Proposed Works

The current proposal is for the installation of raised driveway, access over, and modification of the pavement and grass verge, and installation of a dropped kerb.

Existing and Proposed Plans



The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The most pertinent SPD's in this case are:

- House extensions and other domestic alterations
- Parking

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015. Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website. No comments were received.

The Parish Council was also consulted, but no comments or objection was received.

Highways Drainage: There was no concern from Highways Drainage subject to a condition requiring surface water to remain within the site.

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle

The site falls within Urban Fabric. Extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties.

Scale, Design and Impact on the Character

The proposal would not affect the scale of the dwelling itself but would alter the level of the front garden and alter the visual appearance of the broader street scene. Whilst the levels will be raised these remain below the level of the footpath adjacent to the site. As such, the driveway won't appear overly dominant within the street scene.

Because of the location of the proposal, it would have little or no visual impact to the attached neighbouring dwelling of No 14. With the unattached neighbouring dwelling of No 18 being angled away from the application dwelling, with an approximate 22m distance from the front elevation of the application dwelling, and a 11m distance from their front elevation to the side boundary, where the raised parking would be, there would again be little or no impact on visual impact on this dwelling to.

With limited impact on scale, design and character of the application dwelling, and broader street scene taken as a whole, but only little or no direct impact on the adjacent neighbouring dwellings, overall, the proposal would remain compliant with local policy GD1 and D1, which carry moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

The proposed driveway would have a limited impact on outlook or light levels for any of the three neighbouring dwellings.

With a parking space being located directly to the front of the application dwelling, this would be of significant benefit to a disabled occupant and provide benefit for the current and future occupants of the dwelling by providing easier access to the dwelling. For the neighbouring dwellings and broader street scene, the provision of an on-site parking space removes the need for a vehicle to park on the highway.

With at most a limited impact on the amenity of neighbouring dwellings, the proposal would be considered in accordance with Local Policy GD1 which carries moderate weight in favour of the proposal.

Highways

After initial concern about the gradient of the proposal, and an initial objection to the proposal by Highways DC amended plans were submitted. Following a review of the amended plans, which included a reduced gradient, and with the proposal not infringing the ability of the council to maintain the remaining grass verges, Highways DC removed their objection, subject to conditions.

With no objection from Highways DC and the opportunity for another vehicle to be removed from on street parking, there would be no negative impact on Highway Safety.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be a sustainable form of development and is therefore recommended for approval.

RECOMMENDATION: Approve subject to conditions

Justification

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Concerns about the proposal were raised by Highways DC, particularly in relation to the gradient of the proposed driveway. Additionally, a section of the raised driveway, illustrating height was requested. These concerns were resolved in amended plans.

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.

Conditions and Informative

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
 2. The development hereby approved shall be carried out strictly in accordance with amended plans: Existing and Proposed Plans and Elevations 23-158-04B, Plans with Section 23-158-04B Received 17.07.26, and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.
 3. The access and parking facilities as indicated on the submitted plan shall be surfaced in a solid bound material (i.e. not loose chippings) and adequate measures shall be so designed into the proposed access and parking area 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 and in accordance with Local Plan Policy T4 New Development and Transport Safety.
 4. The gradient of the vehicular access/driveway shall not exceed 1 in 12 as measured from the edge of the adjacent carriageway.
Reason: In the interests of the safety of persons using the access and users of the highway in accordance with Local Plan Policy T4 New Development and Transport Safety.
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1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner. If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

2. The development hereby approved includes the creation of a vehicular access. You are advised that before undertaking work on the adopted highway you will require a Section 184 licence from the Highway Authority. The works shall be to the specification and constructed to the satisfaction of the Highway Authority. Fees are payable for the approval of the highway details, and inspection of the works. Further information and an application form are available on the BMBC website at <https://www.barnsley.gov.uk/services/roads-travel-and-parking/parking/dropped-kerbs/> or please contact at email streetworks@barnsley.gov.uk or call to 01226 773555.
3. The applicant/contractor should note that to deposit mud/debris on the public highway, or anything which may cause a nuisance or possible danger to road users, is an offence under provisions of the Highways Act 1980.