

2023/0181

Mrs Tracy Chambers

364 Higham Common Road, Higham, Barnsley, S75 1PG

Installation of dropped kerb to create vehicular access to driveway

Site Description

364, Higham Common Road is a two storey, semi-detached dwelling located in Higham, Barnsley; located in an area which is predominantly residential, dwellings can be found to the North, East, and South with greenspace and a motorway (M1) to the West. In the immediate area around the site, Higham Common Road comprises of other two-storey semi-detached dwellings, similar in scale and appearance and single storey and two storey detached dwellings, which display varying design features.

Higham Common Road is a classified road (C563) and is subject to a 30mph speed limit at this locale. The dwelling is set back from the highway; two attached garages can be found to the side of the dwelling through separate extensions. Access to the garages can be gained from the highway via an existing dropped kerb onto an area of hardstanding - the width of the existing dropped kerb does not extend the whole width of this area and as such, tarmac has been used to create a ramp on the full height dropped kerb section.



Planning History

2012/0617 - Erection of two storey rear & single storey side extensions to dwelling. – Approved with conditions.

Proposed Development

The applicant is seeking approval for the installation of a dropped kerb arrangement to provide vehicular access to the property. The property currently benefits from a dropped kerb and this application seeks to widen this.

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 within the adopted Local Plan, which has no specific land allocation and therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy T4: New Development and Transport Safety.***

Supplementary Planning Document: House Extensions and Other Domestic Alterations

This document establishes the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations; reflecting the principles of the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

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 places.***

Consultations

Local Ward Councillors and Highways Development Control (DC) were consulted on the application. No responses were received from the Local Ward Councillors and Highways offered no objections.

Representations

Neighbour notification letters were sent to surrounding properties, no objections or comments were received

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing; therefore, extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity, and highway safety.

Highway Safety

The applicant seeks permission to create an access via a dropped kerb onto Higham Common Road (C563) – a classified road that acts as a main route through Higham. There is an existing dropped kerb provision serving the property and the widening of this is not deemed to alter the current access and parking arrangements of the site that would otherwise adversely impact upon the highway.

As such, the proposals would be considered acceptable and in compliance with Local plan Policy T4: New Development and Transport Safety.

Recommendation

Approve with Conditions