



PLANNING CONSULTATION RESPONSE

Application No	2026/0247
Proposal	Demolition of existing dwelling (retrospective), and the erection of 6 dwellings with associated works.
Address	177 High Street, Royston, Barnsley, S71 4RR
Date of Consultation Reply	3 rd July 2026
Consultee	Highways DC

Consultation Assessment and Justification

The site currently has a single vehicular access point off Back Lane West which served the now demolished single detached dwelling. The submitted scheme does not include the use of the existing access, the proposed residential development instead involves the creation of two new vehicular access points, both off Back Lane West.

The first of the proposed access points is along the western side of the site and takes the form of a private drive serving four dwellings (Plots 1 to 4). The second access is along the northern boundary and would serve two dwellings via a dropped kerb which would provide access to the adjacent driveways of Plots 5 and 6.

No details have been provided in terms of vehicular and pedestrian visibility at the access points. I would comment that the vehicular sight lines achievable from the private drive access are very substandard due to both the position of boundary walls/fences and the alignment of Back Lane West. Sight lines of approx. 2.4m x 7m to the left and 2.4m x 13m to the right are achievable, this is well below the standard 2.4m x 43m requirement and would result in the creation of a substandard vehicular access, to the detriment of highway safety.

It is evident that a significant amount of on-street parking occurs along Back Lane West to both sides of the road including along the site boundary. The creation of the two proposed vehicular access points would reduce the number of locations available to park on-street, this would increase the likelihood of vehicles being parked in and around the Back Lane West/High Street priority junction.

The proposals require the provision of two visitor parking spaces, but none are provided; this would further increase the demand for on-street parking spaces likely resulting in vehicles being parked indiscriminately on the public highway, to the detriment of highway safety.

With regard to the internal layout of the site, the following issues have been identified:

-The parking spaces of Plots 1-4 are considered to be inaccessible due to the narrow width of the private drive. The 3.3m to 4.5m width is insufficient to allow for sufficient access/egress; a minimum 6m 'aisle width' of manoeuvring room should be provided for all parking spaces.

-The parking spaces of Plots 2 and 4 are undersized, all spaces should have minimum dimensions of 2.5m x 5m which means that the two-space parking bays should have a minimum width of 5m rather than the current 4.5m width.

-No information has been provided with regard to the proposed arrangements for refuse storage and collection.

In view of the above, the proposals as they currently stand are unacceptable from a highways development control perspective as they are considered to be prejudicial to highway safety and efficiency, contrary to Local Plan Policy T4 New development and Transport Safety.

	OBJECT



BARNSLEY

Metropolitan Borough Council

Consultation Suggested Conditions:

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Consultation Informative(s):

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Planning Obligations required:

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