



PLANNING CONSULTATION RESPONSE

Application No	2026/0236
Proposal	Change of use of an existing wooden summerhouse (Use Class C3) to a small-scale dog grooming business (Use Class E(c)(ii)) within the residential curtilage of the property.
Address	27 Cherry Hills, Darton, Barnsley, S75 5NZ
Date of Consultation Reply	15 th July 2026
Consultee	Highways DC

Consultation Assessment and Justification

[2nd response]

The amended proposals now include an extension to the driveway which would effectively double the size of the frontage parking area, thereby satisfying the off-street parking requirement.

In view of the above, it is not wished to raise an objection from a highways development control perspective, subject to the conditions below, which I would be grateful if you could include should you be minded to grant permission.

NO OBJECTION

Consultation Suggested Conditions:

The 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 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.

Prior to the commencement of the business use, the parking facilities shall be laid out in accordance with the approved drawing and shall be retained for said purpose at all times.

Reason: To ensure that there are adequate parking facilities to serve the development in the interests of highway safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.

The use hereby permitted shall be carried out only by the applicant and only during which time they reside at the premises. When the premises cease to be occupied by the applicant, the permitted use shall cease, and all materials and equipment brought on to the premises in connection with the use shall be removed.

Reason: To ensure that the use of the property for residential purposes is retained in the interests of highway safety and in accordance with Local Plan Policy T4 New development and Transport Safety.

Consultation Informative(s):

No specific highways related informative notes are deemed necessary.

Planning Obligations required:

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