

Application Reference: 2026/0003

Site Address: Sledbrook House, Sheffield Road, Crow Edge, Barnsley, S36 4HF

Introduction:

This application seeks full planning permission for the installation of a dropped kerb, vehicle crossover, new driveway and works to boundary wall.

Relevant Site Characteristics

Sheffield Road (A616) is a classified road running through Crow Edge. The application site is a detached dwelling sited to the western side of Sheffield Road. The property has a short path leading up to the front of the dwelling. There is a stone wall and gate enclosing the property along the front boundary. There are a number of large trees surrounding the site. It is noted that trees are evident on the plans submitted by the applicant. The trees that were located along the north west boundary have been removed prior to the outcome of this application.

This property is at the end of a row of dwellings to the west of Sheffield Road, most of which have vehicular access on to the classified road. The site has had planning permission refused for the formation of an access in 2022. This was refused because the application didn't allow for cars to turn around within the site.

Location Plan
Site Address: Sledbrook House, Sheffield Road, Crow Edge, Barnsley, S36 4HF



Date Produced: 23-Dec-2025 Scale: 1:1250 @A4

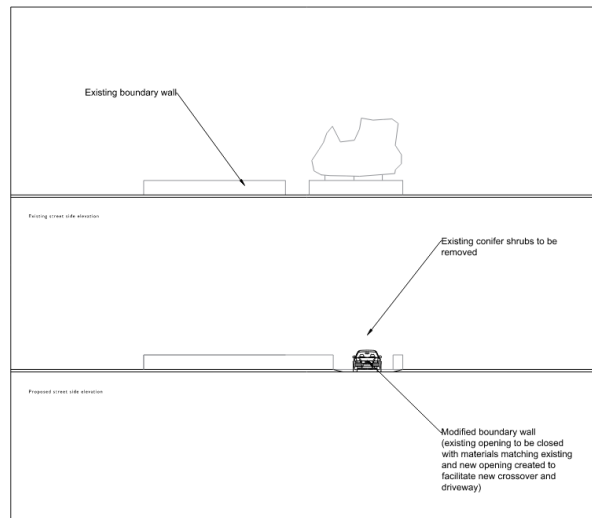


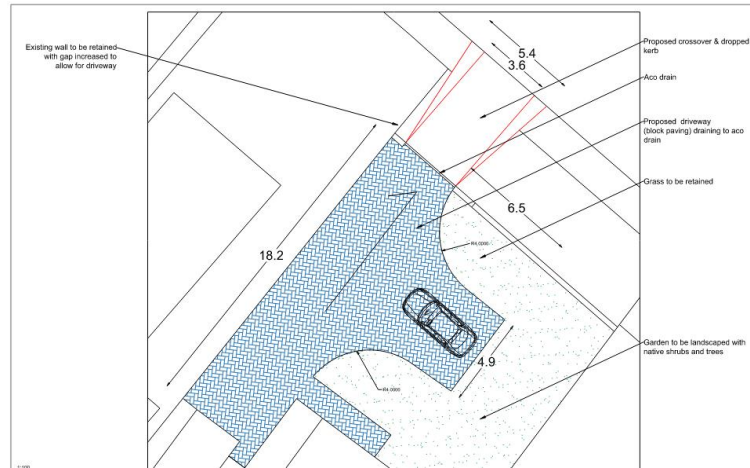
Site History

Application Reference	Description	Status (Approved/Refused)
2022/0501	Formation of drop kerb access	Refused

Detailed description of Proposed Works

The proposal is for the formation of a hard surfaced driveway, vehicular crossover, and the installation of a dropped kerb onto Sheffield Road which is a classified road. The proposal will involve the removal of some trees and alterations to the existing boundary wall. The trees have already been removed prior to submission. A new block paving driveway will be installed including an area for cars to turn around within the site. The driveway will be drained via an 'aco drain' installed along the front of the driveway.





Relevant policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

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.

The following Local Plan policies are relevant in this case:

- Policy SD1: Presumption in favour of Sustainable Development.
- Policy D1: High Quality Design and Place Making.
- Policy GD1: General Development.
- Policy T4: New Development and Transport Safety
- Policy BIO1: Biodiversity and Geodiversity

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social, and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Section 2 - Achieving sustainable development.

Section 4 - Decision making

Section 12 - Achieving well-designed places.

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
- Trees and Hedgerows

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.

A letter of concern has been received with regards to the proposed impact on the grass verge at the front of the property. This letter also indicates concerns with regards to the impact on part of the grass verge which the objector currently maintains.

Parish Council – No comments received.

Highways – No objections subject to conditions and informative.

Tree Officer – No objection

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

Class F, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) sets out that development consisting of

'the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such' is permitted development provided that the relevant criteria and conditions are complied with.

Planning permission is required for access onto and development upon a classified highway and permission will be granted where such development does not impinge upon highway safety.

Local Plan Policy states that new development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure, and convenient access and movement. The NPPF states that development should be refused on highway grounds if there would be an unacceptable impact on highway safety.

Whilst the formation of a vehicular driveway could be implemented under permitted development rights provided that all the relevant criteria and conditions are complied with, the application site is located on a classified highway and planning permission is required for an access onto a classified highway. It is unlawful to drive over a pavement to access a driveway without a dropped kerb. The proposed dropped kerb and the formation of a vehicular driveway must therefore be considered in conjunction.

Scale, Design and Impact on the Character

The existing property has a large enclosed front garden which is lawned with a pedestrian access and path leading towards the dwelling entrance. The proposal will see the entrance altered to form a vehicular access with alterations within the existing front boundary wall to accommodate the new opening. The proposal will also see the removal of some trees which are located close to the front boundary to accommodate these changes. It is noted that the trees have been removed prior to submission of this proposal.

This property is at the end of a row of dwellings to the west of Sheffield Road, most of which have vehicular access on to the classified road. The site has planning permission refused for the formation of an access in 2022. This was refused because the application didn't allow for cars to turn around within the site. This application allows for a turning circle within the site using block paving. The front boundary wall will be altered to allow for access.

Hard standing along the frontages of properties within this locality is commonplace, and it is expected that the installation of the proposed driveway is not expected to impact on the visual amenity of the area.

The neighbour has some concerns with regards to the impact to the grass verge at the front of the property. As only a small area of grass verge will be impacted as part of this proposal, this small loss of verge is not expected to negatively impact the visual amenity of the area.

The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and would be acceptable regarding visual amenity.

Moderate weight has been given to the design and impact on the character of the area.

Impact on Neighbouring Amenity

The neighbouring property has some concerns with regards to the ownership of the grass verge at the front of their properties. Land ownership does not influence planning applications

and will be a matter to be dealt with between the landowners. The proposed development would not be significantly detrimental to the amenity of the occupant(s) of the application property or nearby neighbouring properties and would not contribute to significantly increased levels of overshadowing, overlooking and loss of privacy or reduced levels of outlook. This weighs moderately in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and would be acceptable regarding residential amenity.

Highways

The site is located along Sheffield Road, a classified route (A616) that runs through Crow Edge. Given that Sheffield Road is classified, there is a requirement for vehicles to be able to turn within the site curtilage so that they can enter and exit in a forward gear in the interests of highway safety. Classified roads by their very nature are busier roads and it is considered that vehicles reversing to/from the driveway would have a detrimental impact on highway safety for oncoming vehicles on Sheffield Road. The previous application 2022/0501 was refused due to the lack of turning area within the site. This proposal overcomes the reason for refusal.

The proposal will see the installation of a block paved driveway capable of providing a turning area for vehicles to enter and leave the site in a forward gear. Therefore, the proposals are considered acceptable from a highways development control perspective as they are viewed as being in compliance with Local Plan Policy T4 New development and Transport Safety.

Significant weight has been given to highway safety.

Trees

The trees indicated on the plan were already removed prior to the decision made. A discussion with the tree officer was had with regards to the impact of the loss of these trees. The tree officer was satisfied that the loss of these trees is negligible in this instance and does not require further investigation given the limited scale of works. For this reason, a tree survey was not required.

Therefore, the proposal is in compliance with Local Plan GD1 and BIO1.

Limited weight has been given to biodiversity.

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

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

The LPA have worked proactively with the applicant to make the necessary amendments to ensure the development is compliant with the development plan.

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.