



## PLANNING CONSULTATION RESPONSE

<b>Application No</b>	2025/1062
<b>Proposal</b>	Demolition of existing domestic garage and formation of new driveway/parking, and outline permission for the erection of 4 houses within the residential garden.
<b>Address</b>	Land adjacent to 1A West Street, Worsbrough Bridge, Barnsley, S70 5PG
<b>Date of Consultation Reply</b>	12/03/26
<b>Consultee</b>	Highways Development Control

### Consultation Assessment and Justification

Thank you for consulting Highways Development Control on this application, which seeks permission for the demolition of an existing garage and erection of 4 dwellings.

The application relates to land located off West Street, Worsbrough, within an established residential area. West Street and Station Road form part of the local highway network serving the surrounding residential area and the site lies adjacent to the junction of West Street and Station Road and is currently associated with the existing Stonedale property and its adjoining parking area.

The proposal seeks permission for the construction of four dwellings on land currently forming part of the curtilage and parking area associated with Stonedale. Vehicular access to the development would be taken from the existing access serving the Stonedale parking area from West Street, with the proposed dwellings served via a short internal shared private drive.

The existing access is well established and already serves the Stonedale property and its associated parking area. The proposal does not seek to introduce a new point of access onto the public highway and would therefore utilise the existing access arrangement. Given the scale of development proposed, the additional traffic likely to be generated by four dwellings would be limited and would not be expected to result in any material impact on the safety or operation of the surrounding highway network.

The submitted layout indicates that each of the proposed dwellings would benefit from allocated parking provision with adequate turning area to ensure vehicles can leave the site in a forward travelling direction. The level of parking provision shown is consistent with the requirements set out within the Barnsley Parking SPD.

Parking provision for the donor property, Stonedale, has also been incorporated within the layout. Three parking spaces are shown allocated to the property on land that previously formed part of the existing lawned garden area. This provision is considered sufficient to



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serve the existing dwelling and ensures that the proposed development would not result in the loss of parking associated with the donor property.

On this basis, there are no objections from a Highways Development Control perspective subject to the conditions and informatives listed below.

Many Thanks

Sarah Sharp  
Senior Engineer  
Highways Development Control

NO OBJECTION*	Defer for amends/further information*	OBJECT
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**Consultation Condition(s):**

Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced in a bound, solid material and adequate measures shall be so designed into the proposed access 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.

**Consultation Informative(s):**

The development hereby approved includes the demolition of existing buildings. You are advised that before undertaking any demolition, you may require a demolition licence from the Highway Authority. Please be aware that works shall be to the satisfaction of the Highway Authority and if you start demolition work without the appropriate licence, you may be prosecuted. Fees are payable for the approval of demolition, and you will be issued with a Section 81 notice prior to commencing work. Further information and an application form are available on the BMBC website at <https://www.barnsley.gov.uk/services/planning-and-buildings/building-control/get-permission-to-demolish-a-building/> or please contact at email [demolition@barnsley.gov.uk](mailto:demolition@barnsley.gov.uk) or call to 01226 773555.

**Planning Obligations required**