



PLANNING CONSULTATION RESPONSE

Application No	2026/0406
Proposal	Formation of new detached residential property, including forming driveway and garden area
Address	1 Kensington Avenue, Thurlstone, Sheffield, S36 9RU
Date of Consultation Reply	17 th June 2026
Consultee	Highways DC

Consultation Assessment and Justification

The site is located on Kensington Avenue which is positioned towards the northern extent of a small established residential area in Thurlstone.

It is proposed to erect a single detached dwelling on a plot of land which currently forms part of the side garden area of no.1 Kensington Avenue. The proposed site layout plan shows that two off-street parking spaces of sufficient dimensions are to be provided for the new dwelling which is in line with the Councils' Supplementary Planning Document (SPD) Parking (2019).

The parking arrangements for no.1 are to remain as existing and are unaffected by the proposed development.

The proposed new vehicular access has a width of 3.6m which allows the required 2m x 2m pedestrian visibility splays to be achieved; also, the access is positioned in excess of 20m from the Kensington Avenue junction with Ingbirchworth Road which is sufficient to avoid conflict between vehicles entering Kensington Avenue and vehicles manoeuvring into/out of the site access.

In view of the above, the proposals are considered acceptable from a highways development control perspective subject to the conditions and informative notes below, which I would be grateful if you could include should you be minded to grant permission.

NO OBJECTION

Consultation Suggested Conditions:

The access and parking facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the access and parking of motor vehicles prior to the development being brought into use, and shall be retained for said purposes at all times. Adequate measures shall be so designed into the proposed vehicular areas to avoid the discharge of surface water from the site on to the highway.

Reason: To ensure that there are adequate parking facilities to serve the development which are constructed to an acceptable standard; 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.

The gradient of the vehicular access/driveway shall not exceed 1 in 12 as measured from the edge of the adjacent carriageway.

Reason: In the interests of the safety of persons using the access and users of the highway in accordance with Local Plan Policy T4 New Development and Transport Safety.

Prior to the development being brought into use, the vehicular access shall provide pedestrian visibility splays of 2m x 2m to the back edge of the footway. Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.6m to the rear of the footway which would obstruct the visibility splays. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.



BARNSLEY

Metropolitan Borough Council

Reason: To ensure drivers have clear and unrestricted views of approaching pedestrians when pulling out onto the public highway, in the interest of highway safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.

Consultation Informatives:

The development hereby approved includes the creation of a vehicular access. You are advised that before undertaking work on the adopted highway you will require a Section 184 licence from the Highway Authority. The works shall be to the specification and constructed to the satisfaction of the Highway Authority. Fees are payable for the approval of the highway details, and inspection of the works. Further information and an application form are available on the BMBC website at <https://www.barnsley.gov.uk/services/roads-travel-and-parking/parking/dropped-kerbs/> or please contact at email Streetworks@barnsley.gov.uk or call to 01226 773555.

The applicant/contractor should note that to deposit mud/debris on the public highway, or anything which may cause a nuisance or possible danger to road users, is an offence under provisions of the Highways Act 1980.

Planning Obligations required:

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