



PLANNING CONSULTATION RESPONSE

Application No	2025/0283
Proposal	Outline consent (all matters reserved) for the demolition of existing garages and erection of pair of semi-detached dwellings (Custom/self-build).
Address	66 Longfields Crescent, Hoyland, Barnsley, S74 9JA
Date of Consultation Reply	19 th September 2025
Consultee	Highways DC

Consultation Assessment and Justification

The site is positioned along Longfields Crescent within a largely residential area of Hoyland and currently forms part of the side garden area of no.66. It is proposed to erect a pair of semi-detached dwellings on the plot, one of which would be served by the existing vehicular access for no.66; the other new dwelling, along with no.66, would be served by the creation of two new adjacent vehicular access points (driveways) approx. 15m to the East of the existing access.

The proposed site layout shows that two off-street parking spaces of sufficient dimensions are to be provided for each of the proposed new dwellings as well as replacement provision for no.66; this is in line with the Councils' Supplementary Planning Document (SPD) Parking (2019).

In terms of additional vehicular movements generated by the development, given the densely populated residential nature of the area as well as the number of properties already served via Longfields Crescent, it is considered that the vehicular impact upon the local highway network would be negligible.

Given the sites' location within the large local centre of Hoyland, it benefits from having many amenities within easy reach and has good links to public transport facilities which means that the location is considered to be sustainable and therefore complies with NPPF 9: Promoting Sustainable Transport policies and Barnsley Local Plan (January 2019) Policy T3 New Development and Sustainable Travel.

This is an application for outline planning permission with all matters reserved, as such, from a highways point of view the proposals are considered acceptable in principle, subject to the conditions and informative notes below which I would be grateful if you could include if you are minded to grant permission.

NO OBJECTION

Consultation Suggested Conditions:

The access and parking facilities, as 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 areas for vehicular and pedestrian use shall not exceed 1 in 12.



BARNSLEY

Metropolitan Borough Council

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

Boundary treatments to the front of the site shall be set at a height no greater than 900mm above the level of the near side channel line of the public highway and shall be maintained free of obstruction above said height at all times thereafter for the lifetime of the development.

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.

Prior to the development being brought into use, the vehicular accesses 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.

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.

Any gates shall be hung so as to only open inwards and be permanently retained as such for the lifetime of the development.

Reason: To ensure the safe and unobstructed use of the adopted highway is maintained in accordance with Local Plan Policy T4 New Development and Transport Safety.

Consultation Informative(s):

The development hereby approved includes the creation of/carrying out of alterations to vehicular access(es). 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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