



PLANNING CONSULTATION RESPONSE

Application No	2026/0568
Proposal	Erection of single storey front extension at ground floor level, and single storey rear and side extensions to lower ground floor level of dwelling
Address	53 Old Mill Lane, Thurgoland, Sheffield, S35 7EG
Date of Consultation Reply	11 th August 2026
Consultee	Highways DC

Consultation Assessment and Justification

The proposed front extension results in a small reduction to the size of the frontage parking area, however, it can be seen from the site layout plan that the site would retain sufficient provision for the parking of two vehicles as per the Council's Parking SPD. Although the garage has an internal length of 5.5m which is less than the generally required 6m, given the overall size of the garage with a width ranging from 3.8m to 5.1m (well above the required 3.0m), the garage is considered to be of sufficient size to be counted as one parking space.

The proposals include the erection of a boundary wall/fence along the site frontage which incorporates a sliding gate; the 5.0m width of the opening is sufficient to allow for the required 2m x 2m pedestrian intervisibility splays.

In view of the above, I do not wish 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:

Prior to the development being brought into use, all areas to be used by vehicles shall be laid out in accordance with the approved plan and must be properly consolidated and hard surfaced and drained into the site and subsequently maintained in good working order at all times thereafter for the lifetime of the development.

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.

Prior to the development being brought into use, the vehicular access shall provide pedestrian visibility splays of 2m x 2m to the edge of the public highway. Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.6m to the rear of the public highway 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 set back from the edge of the public highway and designed to only open inwards and be permanently retained as such. When in an open position, the pedestrian visibility splays of 2m x 2m shall remain safeguarded such that there is no obstruction to visibility at a height exceeding 600mm above the nearside channel level of the adjacent highway.

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.



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The garage shall be used for the garaging of private motor vehicles and for private use incidental to the enjoyment of the dwellinghouse only and not for trade, business or any other purposes without the grant of further specific planning permission from the Local Planning Authority.

Reason: To ensure that the use of the existing site access is not intensified in the interests of the safety of all users of the adjacent Public Right of Way in accordance with Local Plan Policy T4 New Development and Transport Safety.

Consultation Informative:

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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