



PLANNING CONSULTATION RESPONSE

Application No	<u>2026/0479</u>
Proposal	29 Hermit Lane, Higham, Barnsley, S75 1PL
Address	Demolition of existing dwellinghouse and erection of replacement dwelling (Custom/Self-Build).
Date of Consultation Reply	04/08/26
Consultee	Highways Development Control

Consultation Assessment and Justification

Thank you for consulting highways development control on this application.

The application relates to an existing detached dwelling located on the northern side of Hermit Lane at the eastern edge of Higham. The site is accessed directly from Hermit Lane and currently benefits from a substantial forecourt and off-street parking area. The surrounding area is predominantly residential immediately to the west, with open countryside to the east.

The proposal seeks the demolition of the existing dwelling and its replacement with a larger four to five bedroom property on a similar footprint to the existing dwelling. The existing vehicular access onto Hermit Lane would be retained.

Given that the proposal is for a replacement single dwelling, the proposal would not result in an intensification of use of the site. The proposed layout shows an integral double garage together with two additional parking spaces to the eastern side of the dwelling with sufficient room to manoeuvre within the site and exit in a forward travelling gear. Barnsley's Parking SPD requires two parking spaces for a dwelling with three or more bedrooms and the proposed provision would therefore be sufficient.

As such there would be no objection to the proposal from a Highways point of view. It is unclear whether there would be any amendment to the surfacing of the driveway for the property and accordingly I have included a condition below to ensure that those areas to be used by vehicles are to be surfaced in a bound solid material.

Sarah Sharp
Senior Engineer
Highways Development Control



BARNSLEY

Metropolitan Borough Council

NO OBJECTION*	Defer for amends/further information*	OBJECT
<u>Consultation Condition(s):</u> Prior to the occupation, all areas to be used by vehicles must be surfaced in a bound, solid material to prevent the migration of loose material on to the public highway. Reason: In the interest of road safety.		
<u>Consultation Informative(s):</u> 		
<u>Planning Obligations required</u>		