

Application Reference Number:		2026/0280	
Application Type:		Full	
Proposal Description:		Installation of dropped kerb to the front of dwelling	
Location:		523 Rotherham Road, Smithies, Barnsley, S71 1XB	
Applicant:		Julie Drabble	
Third-party representations:	One	Parish:	None
		Ward:	St Helens

Summary:

The applicant is seeking planning permission for the installation of a dropped kerb to the front of dwelling.

The site falls within Urban Fabric as allocated by the adopted Local Plan. Development comprising alterations to the highway are considered acceptable in where adequate visibility is provided for drivers entering the highway for both pedestrians and vehicle and where there will be no significantly detrimental impact upon highway safety.

The proposal would have no adverse impact on highway safety and is henceforth considered acceptable in policy terms. The proposal is therefore considered to be an acceptable and sustainable form of development in accordance with Section 2 of the National Planning Policy Framework (NPPF, 2024).

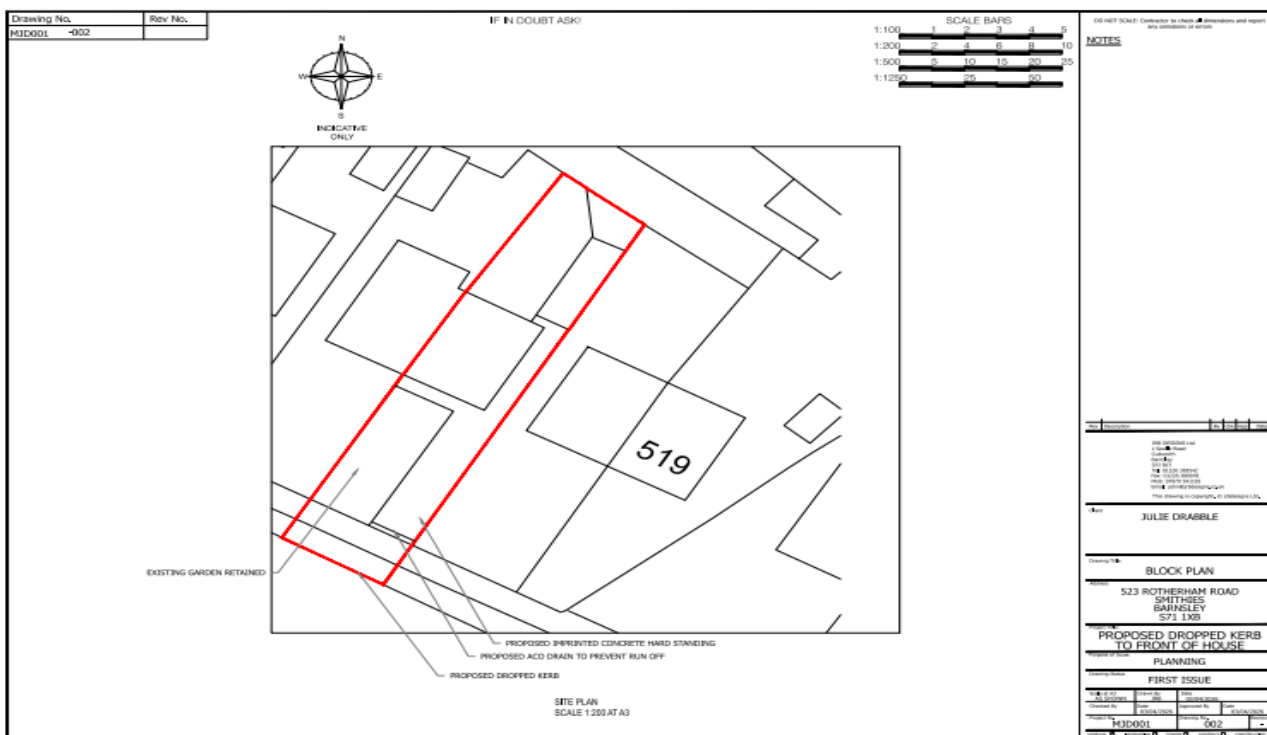
Recommendation:

Approve with Conditions

The dwelling is a two-storey semi-detached dwelling located in Smithies. Rotherham Road is characterised by other semi-detached properties most of which have front driveways. Rotherham Road is a classified road (A633) and is subject to a 30mph speed limit at this locale. The dwellings parking areas on this stretch are not large enough for the required turning provision.



The applicant is seeking approval for the installation of a dropped kerb arrangement to provide vehicular access to the front of the property.



Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019). The Local Plan review was approved at the full Council meeting on 24th November 2022.

The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require.

Local Plan Allocation – Urban Fabric

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy T4: New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

National Planning Policy Framework

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied.

The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled. Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

- Section 2: Achieving sustainable development
- Section 4: Decision making
- Section 12: Achieving well-designed places

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Supplementary Planning Documents:

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The most pertinent SPD's in this case are:

- House extensions and Other Domestic Alterations
- Parking

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Consultations

Highways Development Control - No objections

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015. Neighbour notification letters were sent to surrounding properties; one comment in support of the application was received.

Assessment

The main issues for consideration are as follows:

- The acceptability of the principle of development
- The impact on highway safety

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

New accesses to properties will be allowed where adequate visibility is provided for drivers entering the highway for both pedestrians and vehicles and where there is no significantly detrimental impact to highway safety. This weighs significantly in favour of the proposal.

Highway Safety

There will be no significantly detrimental impact upon highway safety. The application seeks permission for the installation of a dropped crossing to facilitate off street parking to the front of the property. Whilst it is a requirement for dwellings to provide sufficient room for vehicles to turn within the site curtilage when access is taken from a classified road, it is noted that neighbouring properties have driveways with no available turning, and as such a precedent has been set in the location. In view of the above, no objections are raised from a highway's perspective. This weighs significantly in favour of the proposal.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be a sustainable form of development and is therefore recommended for approval.

Recommendation

Approve with conditions