



PLANNING CONSULTATION RESPONSE

Application No	2026/0357
Proposal	Demolition of existing dwelling and erection of 1no. detached dwelling and garage (Custom/self-build)
Address	Chevara, 179 Sackup Lane, Darton, Barnsley, S75 5AU
Date of Consultation Reply	17/06/26
Consultee	Highways DC

Consultation Assessment and Justification

The proposed dwelling would increase living space compared to the existing. To ensure the property retains adequate off-street parking, it is intended to retain driveway space and provide a larger double garage. It is anticipated that all servicing arrangements will be unchanged.

Although the scheme is acceptable from the perspective of highway development control, the Design and Access Statement makes mention that "the exiting vehicular access to the site will be retained incorporated into a new stone boundary wall with a gated access". No details are provided on this construction, but adequate visibility should be maintained from the access onto Sackup Lane. As such, suggested conditions are included below to ensure vehicular and pedestrian intervisibility are satisfactorily retained.

NO OBJECTION

Consultation Suggested Conditions:

Sight lines, having the dimensions 2.4m x 43m, shall be safeguarded at the access junction with Sackup Lane, such that there is no obstruction to visibility at a height exceeding 1m above the nearside channel level of the adjacent highway.

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.

The parking facility hereby permitted shall not be brought into use until pedestrian visibility splays of 2m x 2m to the back edge of the footway have been provided at the proposed access. 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.

The parking facilities as indicated on the submitted plan shall be surfaced in a solid bound permeable material (i.e. not loose chippings) and adequate measures shall be so designed into the proposed access to avoid the discharge of surface water from the site on to the highway.

Reason: 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.

Consultation Informative(s):



BARNSLEY

Metropolitan Borough Council

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.

Planning Obligations required:

None