



PLANNING CONSULTATION RESPONSE

Application No	2026/0363
Proposal	Demolition of existing garages and erection of detached dwelling with detached garage and associated works
Address	Land adjacent to 113 Hoyland Road, Hoyland Common, Barnsley
Date of Consultation Reply	04/06/26
Consultee	Highways DC

Consultation Assessment and Justification

The proposal would create a three-bedroomed bungalow that would be furnished with a single garage and a driveway able to accommodate at least one vehicle. Bin and cycle storage spaces are shown in drawing no. 531-10 to be attached to the garage.

Access is taken from Springfield Crescent as per the advice given prior to the land being sold. Pedestrian access is maintained between Springfield Crescent and Hoyland Road.

The scheme is acceptable from the perspective of highway development control. Please add the below conditions and informatives to the decision notice.

NO OBJECTION

Consultation Suggested Conditions:

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.

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.

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

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



BARNSLEY

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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