



## PLANNING CONSULTATION RESPONSE

<b>Application No</b>	2026/0091
<b>Proposal</b>	Alterations to the existing garage to form an annexe.
<b>Address</b>	Coxbench House, 60 Doncaster Road, Darfield, Barnsley, S73 9HX
<b>Date of Consultation Reply</b>	20/02/26
<b>Consultee</b>	Highways DC

### Consultation Assessment and Justification

The proposal would convert the existing garage space into a single-bedroomed annexe. Off-street parking for three vehicles and a bin storage area are shown in drawing no.10/25/89.

As the driveway retains a width of over 11m, internal turning is achievable to allow a vehicle to enter and exit the A-classified Doncaster Road in a forward gear. Whilst the scheme is therefore acceptable as an annexe, HDC would require further detail of access width, refuse storage and collection, and off-street parking provision should there be a future intention to split the properties into two separate, privately-owner dwellings. The below condition should therefore be included in the decision notice.

#### **NO OBJECTION**

#### **Consultation Suggested Conditions:**

Annexe: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development (England) Order 2015 (or any Order revoking and/or re-enacting that Order), the annexe hereby permitted shall be retained as such and shall not be used for any purpose other than uses ancillary to the main dwelling Croxbench House, 60 Doncaster Road without the grant of further specific planning permission from the LPA.

#### **Consultation Informative(s):**

None

#### **Planning Obligations required:**

None