



## PLANNING CONSULTATION RESPONSE

<b>Application No</b>	2025/0744
<b>Proposal</b>	Erection of 5 dwellings (2 pairs of semi-detached houses and 1 detached bungalow)
<b>Address</b>	Land at Windmill Avenue, Grimethorpe, Barnsley, S72 7AQ
<b>Date of Consultation Reply</b>	27/11/25
<b>Consultee</b>	Highways DC

### Consultation Assessment and Justification

The proposal is for the construction of five dwellings consisting of a single detached bungalow and four semi-detached houses. The site at present consists of a flat area which was formerly a council garage site with an existing access onto Windmill Avenue.

Following previous comments, swept path analysis of a fire appliance entering and exiting the site in a forward gear has been submitted. A visitor parking space has also been provided bringing the proposal in line with the advice set out in the Council's Parking SPD.

HDC officers would still raise concerns about vehicular and pedestrian access into the site. At present the footway measures at 2.6m wide with the carriageway only 4.2m in width. Considering the advice in the South Yorkshire Residential Design Guide and Manual for Streets, the access is presently too narrow to serve more than one vehicle; a minimum of 4.5m is required. The carriageway width could be increased by reducing the width of the footway which is well above the prescribed minimum of 2.0m.

An additional concern is the narrowing of the footway caused by the proposed bin store. The lowered kerb allowing transition from footway to shared space is shown after the store meaning the available width would be less than the 2.0m minimum described above. If the kerb lowering could be brought forward so the transition takes place prior to the bin store, the problem would be resolved.

A minimum unimpeded clearance of 6.0m is required to the rear of driveways and other parking spaces and three of the plots do not conform to this standard. This should be resolved before HDC officers give further comment.

	<b>Defer for amends/further information</b>	
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#### **Consultation Suggested Conditions:**

N/A

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

N/A

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

N/A