

2021/0414

Linda Walmsley

Formation of dropped kerb and new vehicular access

20 Fearnley Road, Hoyland Common, Barnsley, S74 0AU

Site Description

The application relates to a two-storey property that forms the middle dwelling of a row of 1950's/60's style terraced dwellings on the southern side of Fearnely Road in Hoyland. The building is of a red/brown brick construction, with a slate tiled hipped roof. The property is set back from the highway and benefits from a front garden.

The area is characterised by other 1950's style terraced properties that are in groupings of four dwellings. To the rear of the site is Springfield Crescent, where the properties are mainly semi-detached. Some dwellings close to the application site have converted the front garden to off-street parking, with associated dropped kerbs.

Proposed Development

The applicant is seeking permission to create a new access onto Fearnley Road and associated dropped kerb at the front of the property.

Policy Context

Local Plan Allocation – Urban Fabric

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise and the recently revised NPPF does not change the statutory status of the development plan as the starting point for decision making.

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted 2000) and the Core Strategy (adopted 2011).

Local Plan Policy D1 – High Quality Design and Place Making supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

Policy T4 – New development and Transport Safety states that 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.

Supplementary Planning Document (SPD) – House Extensions sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals for extensions should:

- I. Be of a scale and design which harmonises with the existing building
- II. Not adversely affect the amenity of neighbouring properties
- III. Maintain the character of the street scene and
- IV. Not interfere with highway safety.

These policies are considered to reflect the principles in the revised in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Drainage – No objections, subject to conditions

Highways DC – No comments received

Representations

Neighbour notification letters were sent to surrounding properties, no comments have been received

Assessment

Principle of Development

Accesses to properties will be allowed where adequate visibility is provided for drivers entering the highway for both pedestrians and vehicles.

Highway Safety

Fearnley Road is classified (B6097) and at the site location, is straight and there is a wide footway and low walls, giving good visibility in both directions. There are several existing footway crossings nearby so an additional crossing would not be out of character.

The proposal includes the formation of a hardstanding area at the front of the property, which will measure 6.8m wide by 7.2m deep and so meets the requirements for a standard parking space. The minimum driveway length for residential properties is 5m, and so there isn't potential for vehicles to overhang the footpath in front of the site.

Looking at the wider area, other residential properties on Fearnley Road have dropped kerbs leading to parking on site. Highways DC have been consulted on this application and have not responded, however allowing a dropped kerb/access in this position is not considered detrimental to the area and it would allow for ease of access into the site – and avoid the need for vehicles to 'bounce-up' onto the kerb to access the site

Despite Highways DC not responding to this proposal, it is considered to be in keeping with the surrounding area and is in compliance with Local Plan Policy T4: New Development and Highways Safety and is considered acceptable in terms of highways safety.

Recommendation

Approve – subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced in a bound permeable material and all surface water run-off shall be collected and disposed of within the site and shall not be allowed to discharge onto the public 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.

4. Boundary treatment to the front of the plots shall be set at a height no greater than 900mm above the level of the near side channel line of the public highway to ensure the visibility thus provided shall thereafter be maintained as such.

Reason: In the interests of highway safety and the free flow of traffic and in accordance with Local Plan Policy T4 New Development and Transport Safety.

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 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.