



PLANNING CONSULTATION RESPONSE

Application No	2026/0057
Proposal	Erection of single storey front extension, single storey rear extension, increase in ridge height and installation of front and rear dormer windows to rear and erection of side attached garage and replacement of existing stone accent panels with render (Amended Description and Plans).
Address	24 St Johns Avenue, Barugh Green, Barnsley, S75 1NX
Date of Consultation Reply	06/02/26
Consultee	Highways DC

Consultation Assessment and Justification

The removal of the existing garage and the erection of a replacement detached double garage as part of application no. 2025/0179.

This proposal includes the removal of the existing garage, and the erection of a replacement attached garage whilst maintaining approximately 8.0m of driveway. The internal dimensions of the proposed garage are 8.7m x 3.0m, this constitutes a single off-street parking space with the second being provided by the retained driveway.

It is considered that the proposals do not adversely impact upon the highway and are therefore acceptable from a highway development control perspective. Please add the below conditions to the decision notice.

NO OBJECTION

Consultation Suggested Conditions:

The access/driveway, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the access and parking of motor vehicles prior to the development being brought into use, and shall be retained for said purposes at all times. Adequate measures shall be so designed into the proposed vehicular areas to avoid the discharge of surface water from the site on to the highway.

Reason: To ensure that there are adequate parking facilities to serve the development which are constructed to an acceptable standard; 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.

Prior to the development being brought into use, the vehicular access shall provide pedestrian visibility splays of 2m x 2m to the back edge of the footway. 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.



BARNSLEY

Metropolitan Borough Council

Consultation Informative(s):

The applicant/contractor should note that to deposit mud/debris on the public highway, or anything which may cause a nuisance or possible danger to road users, is an offence under provisions of the Highways Act 1980.

Planning Obligations required:

None