



PLANNING CONSULTATION RESPONSE

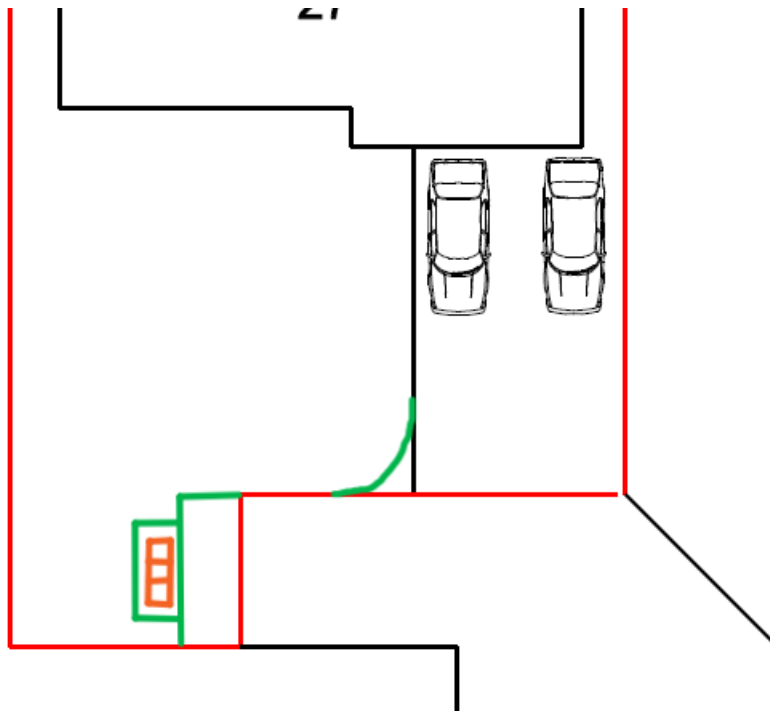
Application No	2026/0402
Proposal	Conversion of existing attached garage to ensuite bedroom and first floor side extension above
Address	27 Chapel Street, Birdwell, Barnsley, S70 5UW
Date of Consultation Reply	20 th August 2026
Consultee	Highways DC

Consultation Assessment and Justification

These comments refer to the amended plans dated August 2026.

The proposed alterations and extension to the dwelling result in the loss of the attached garage as an off-street parking space. However, it is proposed to create a replacement parking space on the property frontage alongside the existing driveway. In accordance with the Barnsley Supplementary Planning Document (SPD) Parking (2019) Table 1, for dwellings with three or more bedrooms, two off-street parking spaces are required with each space having minimum dimensions of 5m x 2.5m. The level of parking provision is therefore sufficient.

However, due to the increased width of the driveway, it is doubtful that the remaining turning area would be of sufficient size to allow both spaces to be adequately accessed/egressed. It is therefore suggested that the layout is amended along the lines of the sketch below:



As can be seen, the turning area should be extended, and a bin store should be incorporated into the layout.

Should the applicant wish to address the above-raised issue, I shall be happy to provide further comments as necessary.

	Defer for amends/further information	



BARNSLEY

Metropolitan Borough Council

Consultation Suggested Condition:

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Consultation Informative(s):

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Planning Obligations required:

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