This application is for the erection of two detached dwellings on land to the rear of 59 Far Bank Shelley Huddersfield. The existing site is open grassland and with access directly onto Far Bank between Numbers 59 & 69 with the site falling away from the highway to a field boundary at its furthest point.

The application is supported by a Design and Access Statement

In terms of traffic generation the size of the proposed development would have little impact on highway capacity and the proposed access road has adequate visibility out onto Far Bank. The width of the access road can support two-way traffic and had segregated pedestrian provision. Parking provision for the dwellings is within the Councils required parking standards with both internal and external provision.

The only highway concerns we have with this application is the servicing and emergency access provision. Plot 2 is around 72 metres from the highway and therefore both service vehicles, such as a refuse wagon, and emergency vehicles will have to enter the site, and so we would expect adequate turning facilities to be provided within the development. Although the application form indicates that a turning facility within the development will be provided the submitted plans show no such arrangement. We therefore cannot support this application unless there is a proven turning area for an 11.6 metre refuse wagon within the development site as proposed.

If this issue cannot be resolved we would recommend refusal of the application because of detriment to highway safety and efficiency and contrary to policy T10 of the Kirklees Unitary Development Plan