

**KIRKLEES COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
HIGHWAYS DEVELOPMENT MANAGEMENT**

PLANNING REF 2017/62/91132/W0/WS
CATEGORY

PROPOSAL ERECTION OF TWO STOREY SIDE
EXTENSION TO FORM ENLARGED
CLASS A1 SHOP AT GROUND
FLOOR WITH RESIDENTIAL FLAT
ABOVE

LOCATION FIX IT SUPPLIES
12b HILLHOUSE LANE
FARTOWN
HUDDERSFIELD
HD1 6EF

APPLICANT COLNE VALLEY DESIGN

HDC Ref. No. K5-8NW/7
Highway Officer Rebecca Holmes
O. S. Ref. 144 178
Date Received 05/04/2017
Target Date 26/04/2017
Date Returned 12/04/2017
Decision
Route No. OFF A641
Road Name HILLHOUSE LANE
Adopted Yes
Footpath No
Highway scheme Yes
TROS
Checked by / date Sam Lewis 05/04/2017

This application seeks approval for the erection of two storey side extension to form an enlarged class A1 shop at the ground floor with a residential flat above at Fix It Supplies 12b Hillhouse Lane, Fartown, Huddersfield HD1 6EF.

The development consists of the erection of a 2 storey side extension to create additional floor space on the lower ground floor and a 1 bedroom flat on the first floor.

The site is situated at the junction of Hillhouse Lane and A641 Bradford Road with its vehicular and pedestrian access directly off Hillhouse Lane.

Hillhouse Lane connects Bradford Road to Old Halifax Road and is subject to a 30-mph speed limit with street lighting along its length.

There are no waiting at any time restrictions around Hillhouse Lanes junction with Bradford Road and along Bradford Road to the adjoining junction.

Visibility when exiting the site onto Hillhouse Lane is good in both directions.

Highways concerns regarding this application are as follow.

This application provides insufficient information for proper highways assessment, information regarding the use class of unit 10 on the first floor needs to be provided.

The extension to the shop provides an additional 126.5sq m of shop (A1 use class) floor space and therefore an additional 4 vehicular off-street parking spaces should be provided along with 1 space for the proposed flat and further parking for the additional 57.2sq m of floor space for unit 10 on the proposed first floor.

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