

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

PLANNING REF 2017/62/91748/E0/LB
CATEGORY Minor

PROPOSAL DEMOLITION OF 1 DWELLING AND
ERECTION OF 4 DWELLINGS

LOCATION 113 WESTFIELD LANE
WYKE
BD12 9LY

APPLICANT CALDER ARCHITECTURAL
SERVICES

HDC Ref. No. K7-5SW/18
Highway Officer Alistair McMurray
O. S. Ref. 160 262
Date Received 27/06/2017
Target Date 18/07/2017
Date Returned 05/07/2017
Decision
Route No. B6379
Road Name WESTFIELD LANE
Adopted Yes
Footpath SPE/31/10
Highway scheme No
N/A
Checked by / date Sarah Holdroy 28/06/2017

The principle of 4 residential dwellings on this site has already been established with outline consent in place for 5 residential dwellings.

Two points of vehicular access are proposed with a secondary access providing direct access to one individual property.

The level of parking provision proposed is considered acceptable and in line with the standards as prescribed within the UDP.

The levels of vehicular visibility splays at each access are considered acceptable.

The accesses are considered acceptable in terms of their geometric design. The access to the private access-way is 5.0m in width which is wide enough for two cars to pass and wide enough for a car to pass a larger service vehicle. This is in line with the guidance contained within "manual for Streets".

Sufficient manoeuvring space exists within the site, and refuse collection details are considered acceptable.

In line with the above, Highways Development Management raises no objections to this proposal subject to the following conditions:

1) Before development commences, the vehicular visibility splays as shown on drawing no: "Site Plan 1" shall be cleared of all obstructions to visibility exceeding 1 m in height and these shall be retained free of any such obstruction.

Reason: To ensure adequate visibility in the interests of highway safety

2) Prior to the development being brought into use, the approved vehicle parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.

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Reason: In the interests of highway safety and to achieve a satisfactory layout
