Adam Walker

From: Jamie Turner
Sent: 28 June 2018 10:23
To: Adam Walker
Subject: RE: 162 Ashbrow road planning application

Hi Adam,

Although I am not entirely happy with the distance drivers would have to reverse, they are still able to turn before accessing the public highway, so I don't feel it would be right to object.

Given this spur off Ashbrow Road already serves a number of dwellings, and therefore arrangements must be in place for emergency and refuse access, Highways DM has no objection to the scheme.

If planning is minded to approve this application the following conditions should be attached to the Decision Notice:

Areas to be surfaced and drained

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on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.

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

Gradient

The maximum gradient of the private driveway shall not exceed 1 in 8.

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

Kind Regards,

Jamie

From: Adam Walker
Sent: 27 June 2018 11:18
To: Jamie Turner <Jamie.Turner@kirklees.gov.uk>
Subject: FW: 162 Ashbrow road planning application

Hi Jamie,

You've previously provided comments on this application (attached). Your comments relate to a 2 dwelling proposal. The scheme has since been amended to a 1 dwelling development consisting of a 2 bedroomed bungalow. New plans attached.

You'd previously asked for:

Two off-street parking places per property are provided and clearly shown and dimensioned on a plan.
• Demonstrate provision for the storage and collection of refuse.
• Swept path analysis showing that access for service and emergency vehicles can be achieved.

Are you comfortable that parking can be achieved based on the site plan as submitted? It looks like there would have to be a reversing manoeuvre either up or down the drive. I guess we'd want to condition the driveway to no less than 1:8?

The site plan shows bin storage/collection points for the new dwelling and no. 162. Are you ok with this?

No swept path for service/emergency vehicles provided but the situation on the ground is what it is and must operate OK for the existing houses. As the application is now for just 1 extra small dwelling can we say it's ok in terms of servicing?

Give me a shout if you want to discuss.

Adam