

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

PLANNING REF 2018/62/91672/W0/FD
CATEGORY Minor

PROPOSAL ERECTION OF DETACHED
DWELLING WITH INTEGRAL
GARAGE

LOCATION ADJ 198 YEW TREE ROAD
BIRCHENCLIFFE
HUDDERSFIELD
HD2 2EQ

APPLICANT NORTHLIGHT ARCHITECTURE LTD

HDC Ref. No. K2-21SE/1
Highway Officer Mark Berry
O. S. Ref. 118 190
Date Received 04/07/2018
Target Date 25/07/2018
Date Returned 13/07/2018
Decision
Route No. Unclassified
Road Name YEW TREE ROAD
Adopted Yes
Footpath No
Highway scheme No

Potential Committee

Local Plan Allocatio ADJ H706

Checked by / date Sam Lewis 04/07/2018

This application seeks approval to the erection of a detached 4 bedroomed dwelling with integral garage at land adjacent to 198, Yew Tree Road, Birchencliffe, Huddersfield

The application site is existing garden to the east of 198 Yew Tree Road.

The proposed dwelling has a double garage and a driveway with access directly onto Yew tree Road.

The access and parking arrangements to the existing dwelling are unchanged by these proposals.

Whilst this proposal provides sufficient off-street parking facilities Highways Development Management have concerns regarding this application in its current form as follows:

The proposed driveway meets Yew Tree Road at an acute angle which will make turning and maneuver into and out of the driveway difficult.

Sight lines from the proposed access onto Yew Tree Road are sub-standard in both direction

To be considered acceptable to Highways DM the proposed parking spaces should be positioned to be perpendicular to Yew Tree Road and improved sight lines onto Yew Tree Road should be shown to be provided.
