KIRKLEES COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
HIGHWAYS DEVELOPMENT MANAGEMENT

PLANNING REF 2018/62/92101/W0/LY
CATEGORY Other

PROPOSAL FORMATION OF VEHICULAR ACCESS

LOCATION 264 SCAR LANE
GOLCAR
HUDDERSFIELD
HD7 4AU

APPLICANT M MONAGHAN

HDC Ref. No.	K2-10NE/15
Highway Officer	Chris Bembridge
O. S. Ref.	105 159
Date Received	04/07/2018
Target Date	25/07/2018
Date Returned	23/07/2018
Decision	
Route No.	B6111
Road Name	SCAR LANE
Adopted	Yes
Footpath	No
Highway scheme	No

Potential Committee
Local Plan Allocatio No
Checked by / date Sam Lewis 04/07/2018

This application is for the formation of a vehicular access to an existing dwelling so that a garden can be used as off street parking. The access will be on to B6111 Scar Lane, Golcar, this is a 30mph two way single carriageway residential road with pedestrian footways on both sides and street lighting present. There are frequent examples of off street parking formed in the same manner as the application proposal in evidence along this section of road.

The development proposals will not increase the volume of traffic on the local highway network.

The proposals are to form an off street parking area on the garden of the property and the application is for a new vehicle access to this.

The access will require a dropped kerb similar to many of the other off street parking areas in the street, this will require the applicant to enter into a s184 agreement with the council and details should be added as a footnote to any planning permission you wish to grant.

The proposed parking space doesn't appear to be large enough to allow for manoeuvring space and so it is accepted that the vehicles using it won't be able to enter/exit the space in forward gear. This would usually be identified as a highway safety issue but it should be noted that there are numerous existing examples of parking spaces with no manoeuvring space at neighbouring premises in the vicinity to the development site and so the principal of reversing in to a parking space in this location has been established.

The proposals will remove on street car parking but will create a similar amount of off street parking, however this will only be available for the applicant to use and as such may cause a reduction in public amenity.

The removal of on street parking may increase speeds along Scar Lane as there will be a reduction in the natural traffic calming that parked vehicles can provide, however it will also increase views of oncoming traffic for both emerging vehicles and pedestrians wishing to cross.

The parking area will need to be surfaced and drained to national good practice guidance and a note

of this should be added as a footnote to any planning permission you wish to grant.

It should be noted that the adjacent property has also applied for identical permissions (18/91811) and if both applications are successful then a joined/double dropper kerb may be suitable, this should be discussed as part of the S184 agreement.

With this the HDM team consider this application is acceptable on highways grounds and would request that the following footnotes are added to any planning permission you may wish to grant.

Footnotes
The changes to the access connecting to the adopted highway will need to be constructed under a section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.

The approved vehicle parking areas need 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.