

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

PLANNING REF 2018/60/92832/E0/ET
CATEGORY Minor

PROPOSAL OUTLINE APPLICATION FOR
ERECTION OF DETACHED
DWELLING

LOCATION WOODLEY
10 BUSKER LANE
SKELMANTHORPE
HUDDERSFIELD
HD8 9EP

APPLICANT HPS STORRIE PLANNING

HDC Ref. No. K17-30/6
Highway Officer Jamie Turner
O. S. Ref. 242 103
Date Received 11/10/2018
Target Date 01/11/2018
Date Returned 31/10/2018
Decision
Route No. B6116
Road Name BUSKER LANE
Adopted Yes
Footpath No
Highway scheme No

Potential Committee

Local Plan Allocatio No

Checked by / date Sam Lewis 11/10/2018

This application seeks outline approval for the erection of a detached dwelling at Woodley, 10 Busker Lane, Skelmanthorpe.

The application is requesting permission siting and access with all other matters reserved. As such, no details of the property size have been supplied.

At this outline stage, Highways DM would wish to see improvements to the access to allow vehicles to pass each other where it serves more than one dwelling; a minimum width of 4.5m would be required.

Currently, the sight-lines from the access are substandard, and, given the proposed intensification of use of this site, Highways DM would wish for these to be improved to the guideline splays set out in Manual for Streets, namely 2.4m x 43m. It is likely this could be achieved by lowering the existing walls and planting nothing taller than 1.0m within 2m of the carriageway edge, then being retained in perpetuity by condition.

It is apparent that there is ample opportunity for adequate off-street parking to be created, but any full application should include parking and turning provision in line with Kirklees standards set out in Appendix 2 of the UDP.

Please ask the applicant to provide:

- Access improvements showing visibility and widening as per the above recommendation.
-