

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

PLANNING REF 2018/62/93556/WO/FT
CATEGORY Minor

PROPOSAL ERECTION OF DETACHED
DWELLING

LOCATION OLNEY STREET
SLAITHWAITE
HD7 5EG

APPLICANT M WEAVING

HDC Ref. No. K1-33/22
Highway Officer Chris Bembridge
O. S. Ref. 079 142
Date Received 13/11/2018
Target Date 04/12/2018
Date Returned 17/12/2018
Decision
Route No. Unclassified
Road Name OLNEY STREET
Adopted Yes
Footpath COL 251-10
Footpath prow emailed 13/11/18
Highway scheme No

Potential Committee

Local Plan Allocation No

Checked by / date Sam Lewis 13/11/2018

This application is for the erection of a three bedroom detached dwelling and parking in the former garden of an existing dwelling with an access on to Olney Street. Olney Street is an unclassified 30mph two way single carriageway cul-de-sac with footways on both sides and street lighting present. The road serves as access to approximately 50 properties. The site is approximately 90m to a bus stop on a medium frequency route and 250m to a railway station. It is approximately 500m to bus stops on a high frequency route and local facilities in Slaithwaite centre.

Pre-application advice was provided at surgery as application no 18/20251, this requested sufficient parking for the number of bedrooms and indicated a turning space would not be required as reversing in to an off road parking space is established on the street.

There were no trip generation details supplied with the application but the proposals are not expected to generate sufficient trips as to have an impact on the operation of the local highway network.

The access on to Olney Street is over an existing dropped kerb so it has to be assumed that an access existed at this location at some time in the past. No visibility splays were provided for the application and details should be submitted on a drawing so show that splays of 2.4m x 43m are achievable at a height of 900mm over the applicants land and the adopted highway. From a brief check using maps and the submitted drawings, the required visibility splays appear achievable, providing that the boundary stone walls are reduced to below 900mm in height, but these will still need showing on a plan. If you are minded for approval we would request that this is added as a condition to any planning permission you may wish to grant and suggested wording is included below. If this information can be suitably provided prior to determination we would be happy to see the condition removed or amended as necessary.

There is no indication on the application If a gate is to be added to the access but if it is the gate should be set at least 5m back from the edge of the carriageway to allow a vehicle waiting for the gates to be opened to pull clear of the highway and the gate should be set to open inward only for highway safety reasons. If there is a gate to be added then these details should be added as a condition to any planning permission you may be minded to approve and suggested wording is

included below. If this information can be suitably provided prior to determination we would be happy to see the condition removed or amended as necessary.

A three bedroom dwelling would require two off street car parking spaces of at least 2.4m x 4.8m with space for pedestrian access past the vehicles and this is shown as achievable on the Proposed Site Plan on Drawing No. P02B. The parking spaces should be surfaced to national guidance and details are provided below.

The applicant should show a refuse/recycling bin collection location on the drawings. There is a bin storage location at the rear of the garden, but this doesn't look suitable as a collection point. The collection point should be located where the bins are accessible to a cleansing operative but not where they will obstruct the footway or highway for road safety reasons. . If you are minded for approval we would request that this is added as a condition to any planning permission you may wish to grant and suggested wording is included below. If this information can be suitably provided prior to determination we would be happy to see the condition removed or amended as necessary.

With this the HDM team consider this application is acceptable in principle on highways grounds but request that the following conditions are added to any planning permission you may wish to grant.

Conditions

Before development commences, the sightlines of 2.4m x 43 metres to the nearside kerb along Olney Street shall be displayed on a plan and cleared of all obstructions to visibility exceeding 0.9 m in height and these shall be retained free of any such obstruction for the lifetime of the development.

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

Before development commences details of storage and access for collection of wastes from the premises shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

REASON In the interests of amenity and highway safety

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order) any gates or barriers for or over a vehicular access or egress shall be set back 5m from the back of Olney Street and shall be hung as to only open inwards. So long as such gates or barriers are in position they shall be retained to only open inwards.

Reason: In the interests of highway safety and to avoid the need for vehicles to wait in the highway

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
