

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

PLANNING REF 2018/62/93917/W0/FT
CATEGORY Other

PROPOSAL CHANGE OF USE OF BARN TO A DWELLINGHOUSE, FORMATION OF NEW ACCESS, AND FOR A NEW DETACHED DOUBLE GARAGE FOR ADJACENT PROPERTY (LISTED BUILDING)
LOCATION STALLEY ROYD FARM, STALLEY ROYD LANE, JACKSON BRIDGE, HOLMFIRTH, HD9 7HX
APPLICANT ACUMEN DESIGNERS & ARCHITECTS LTD

HDC Ref. No. K12-13/30
Highway Officer Mark Berry
O. S. Ref. 166 075
Date Received 11/01/2019
Target Date 01/02/2019
Date Returned 31/01/2019
Decision
Route No. Unclassified
Road Name TENTER HILL
Adopted Yes
Footpath HOL/138/10
Footpath Prow emailed 15/1/19
Highway scheme No

Potential Committee

Local Plan Allocation

Checked by / date Anita Thomas 15/01/2019

This application seeks approval to the change of use of barn to a dwelling house, formation of new access, and for a new detached double garage for adjacent property at Stalley Royd Farm, Stalley Royd Lane, Jackson Bridge, Holmfirth.

The covering letter from Acumen dated 26th November refers to change of use to a barn adjacent to Stalley Royd Farm and for a new replacement garage for the attached cottage adjacent to Stalley Royd Farm. The letter further refers to the site comprising an agricultural building which in recent years has had no formal use except for domestic storage and that the change of use will provide a two storey three bedroom house.

Drawing number 2393 - 34 Proposed plans and elevations show details of the conversion of Barn 3 into a 3 bedroomed dwelling.

Drawing number 2393 - 34 proposed site Plan shows a new double detached garage for the attached cottage adjacent to Stalley Royd Farm and further parking and turning to the front of an existing building for Barn 3.

A new improved access intended to serve both the new garage for the cottage and parking to Barn 3 is shown to be from a new access to the north of the application site.

A passing bays is also shown to be provided

The development proposals also include for the widening of Staley Royd Lane to the north and south of the proposed point of access.

A separate application (2018/93919) for the change of use of barn 2 and the erection of detached workshop and formation of new access on land to the west of this application shows the same point of access has this application but with the proposed access road extended with the provision of internal turning for an emergency vehicle. The highways plan submitted with the 2018/93919 is submitted with this application.

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Highways have concerns regarding this proposal as follows:

No details are provided regarding refuse collection.

Based upon the information submitted with the 2018/93919 application the levels suggest a gradient of between 1 in 6 and 1 in 7. The maximum recommended gradient to a private driveway is 1 in 8 with a level area at the junction. No level information is provided with this application
