Consultation Response from KC Highways		
2019/90190 adj, 1, Lowgate, Kirkburton, Huddersfield, HD8 0SE		
Erection of 3 dwellings (within a Conservation Area)		
Date Responded:15/02/2019	Responding Officer:Mark Berry	Responding Ref:12-42-10

This application seeks approval to the erection of 3 dwellings at land adjacent to 1, Low Gate, Kirkburton, Huddersfield.

The site is located between Low Town to the east, Low Gate to the south and B6116 George Street to the north. The B6116 links A629 Penistione Road with Kirkburton, Shelley, Skelmanthorpe and the A636 Wakefield Road at Scissett.

There is a considerable level difference between George Street and Low Town and Low Gate and structural engineering measures will be required to ensure that the public highway above is not compromised should this development be approved.

The proposals include a pair of semi-detached houses (plots 1 and 2) with attached single garages and a detached house (plot 3).

Each of the 3 plots has two off-street parking spaces to the frontage with access onto Low Gate and Low Town.

There is no footway to the Low Gate frontage of the site with only a narrow footway to the Low Town frontage.

Sight lines from all plots onto Low Town and Low Gate are sub – standard. Sight lines from plots 1 to the left when exiting and plot 3 to the right when exiting are particularly poor.

Access to plots 2 and 3 is at an acute angle across the Low Gate/Low Town junction. Existing on-street parking on the opposite side of Low Town will result in difficult turning and manoeuvre into and out of the proposed driveways.

The size of the proposed garages are less than the recommended 6 x 3m to be counted as parking spaces and the length of the driveway to plot 3 reduces to such an extent that it may not be possible park two vehicles without overhanging the existing footway. Four bedroomed houses should have 3 off-street parking spaces and 3 bedroomed houses should have two spaces to meet recommended standards. Given the size of the garages and the length of the driveway to plot 3 the proposed parking standards are considered sub-standard.

Given that the proposed access is across an existing junction, existing footways are narrow, the proposed parking is not in accordance with recommended standards, turning and manoeuvre will be difficult and sight lines onto Low Gate and Low Town will be sub-standard Highways Development Management cannot support this application as proposed.

Highways Development Management would recommend refusal of this application on Highway Safety grounds.