

Consultation Response from KC Highways		
2019/90402 Schenro, 3, Shelley Woodhouse Lane, Shelley, Huddersfield, HD8 8NB		
Erection of detached dwelling, demolition of existing dwelling and associated works		
Date Responded:26/3/19	Responding Officer:CNB	Responding Ref:K17-5/3
This application is for the demolition of an existing detached dwelling and the replacement with a detached dwelling with an existing access on to Shelley Woodhouse Lane. In the vicinity of the site Shelley Woodhouse Lane is a two way single carriageway rural distributor road of approximately 5.5m width set at the National Speed Limit. There are no footways but street lighting is present. There were no trip generation details supplied with the application, however as there is an existing detached dwelling that is to be demolished, it is expected that there will be minimal increase in trips from the site. It is doubtful that the access can achieve the recommended visibility splays for a 60mph road which would be just over 200m based on DMRB figures, however the access is existing, there is no intensification of use and there are no accident records that are connected with the access on Shelly Woodhouse Lane (there was one slight collision in 2018 but it was considered to be due to driver error). It is also highly likely that due to the layout of the road (sharp bend just south of the site) and its proximity to the junction with B6116 Huddersfield Road to the north, the expected vehicle speeds would be less than the posted speed. With this the access is considered acceptable. The parking requirements for this size of dwelling would be 3 off road spaces, the proposals are for 4 spaces and these are shown on drawing 3878 04A as two garaged spaces and two driveway spaces. There is also sufficient space to allow a vehicle to turn so it can enter/exit the site in forward gear. These are acceptable. The driveways and parking areas should be surfaced following national guidance on permeable surfacing and this should be included as a footnote. It was stated in the accompanying documentation that waste collection would continue as previously, however the location of a refuse/recycling bin collection point should be clearly indicated on a drawing. This should be located so that it is accessible to a cleansing operative but should not be in a position that it will obstruct the parking/turning area or the highway for road safety reasons. If you are minded for approval we would request that this is added as a condition and suggested wording is supplied below. If the information can be suitably provided prior to determination we would be happy to see the condition removed or amended as appropriate. With this we consider the application to be acceptable on highways grounds but would request the following condition and footnote are added. Condition 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 Footnote		

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.