Consultation Response from KC Highways		
2019/90634 adj, Netherfield House, 12, Riley Lane, Kirkburton, Huddersfield, HD8 0RY		
Erection of detached dwelling with associated landscaping, incorporating existing garage and private driveway		
Date Responded: **05/04/2019**	**Responding Officer:** **Ryan Kinder**	**Responding Ref:** **K12-42/25**

12 Riley Lane, Kirkburton.

Highway Development Management's (HDM) comments for the above application as follows:

Planning application for erection of 4 bed detached dwelling with associated off street parking and incorporating use of existing garage.

Access to the proposed development is taken via existing shared private driveway, although this currently only single track in width, has sufficient passing place at the junction with Riley Lane along with good visibility to the nearest turning area ensuring minimal vehicular conflict.

The existing access onto Riley Lane has a keep clear marking on the carriageway to ensure parked vehicles do not block the access/aggress.

There is sufficient parking indicated for the proposed dwelling and existing dwelling so is considered acceptable in that respect.

The storage and collection of waste from the premises will be the same arrangements as the existing dwellings.

Suitable turning provision for a fire tender in the vicinity of the proposed dwelling free from obstruction from parked vehicles is required. If this cannot be demonstrated then a dry riser arrangement may need investigating further.