

Consultation Response from KC Highways Development Management
2019/93591 115, Northway, Mirfield, WF14 0LT
Demolition of side extension and erection of attached dwelling
Date Responded: 12/12/19 Responding Officer: CNB Responding Ref: K10-7SE/11

This application is for the demolition of a side extension and the erection of an attached 3 bedroom dwelling with parking from an existing access on to Taylor Hall Lane. The proposed dwelling is fronted on to Northway, a 30 mph two way single carriageway residential road of approximately 5m width with footways on both sides and street lighting present. The parking access would be on to Taylor Hall Lane, a 30mph two way single carriageway residential road of approximately 7m width with footways on both sides and street lighting present. The proposal site is approximately 410m from bus stops on a high frequency route and there are facilities including a convenience store, pub and post office within approximately 780m.

Pre-application highways advice was provided for this proposal site as 19/20089.

No trip generation details were provided with the application but we do not consider that the proposals would generate sufficient new trips as to have a severe impact on the operation and efficiency of the local highway network.

The access is existing but would experience an intensification of use with the proposals. Visibility splays of 2.4m x 43m (suitable for a 30mph road) were shown on drawing 002, these are acceptable.

The access is shown with the existing gates retained, we would prefer that the gates were removed or set back a distance of 5m behind the back of the adopted highway. This would allow a vehicle waiting for the gates to be opened to pull clear of the highway/footway so as not to cause an obstruction. The gates should also be hung so as to open inwards only for highway safety reasons. This should be conditioned.

The parking area is to be shared with the existing dwelling. Kirklees no longer have prescriptive parking standards with the onus being on the applicant to justify the level of parking provided.

In order to be viewed as being fit for purpose we would be looking to see two parking spaces per dwelling and this was recommended in the pre-application advice. Drawing 002 shows 3 parking spaces plus one "additional parking space", however this additional parking space would block the access for the original three parking spaces and so is not acceptable.

The application should clearly show that two off street parking spaces per dwelling can be provided and this should be conditioned due to the narrow highway width to the front of the dwellings. There appears to be sufficient space within the site to allow the four parking spaces.

No waste collection details were provided with the application although these were requested in the pre-application advice. The location of a refuse/recycling collection point should be clearly indicated on a drawing and should be located where it is accessible to a cleansing operative but not where it would obstruct wither the access or parking spaces or the adopted footway/highway for road safety reasons. This should be conditioned and advice on guidance for waste collection should be included as a footnote.

With this we consider that the application is acceptable in principle but would require the following conditions.

If the information requested in the conditions can be suitably provided prior to determination we would be happy to see the conditions removed or amended as appropriate.

Conditions

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 the footway of Taylor Hall Lane 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

Notwithstanding the details shown on the approved plan, no development shall take place until a scheme detailing arrangements and specification for layout and parking have been submitted to and approved in writing by the Local Planning Authority. Before any building is occupied the development shall be completed in accordance with the details shown on the approved plans and retained thereafter.

Reason: To ensure a suitable access and layout 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

Footnotes

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.

www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens

The type and number of bins required should be in accordance with guidance supplied by the Kirklees Cleansing Department in the document "Waste Storage and Collection Guidance for New Developments" which is available from trade.waste@kirklees.gov.uk.