

**Consultation Response from KC,
Highways Development Management**

2019/93757 Ings Farm, Ings Lane, Thornhill, Dewsbury, WF12 0PG

Partial demolition, erection of extension and alterations to existing farmhouse, demolition and alterations to existing barns and erection of extensions and alterations to existing cottage with associated external works

Date Responded:07/01/20

Responding Officer: CNB

Responding Ref:K16-13NE/1

This application is for the partial demolition and alterations to an existing farmhouse and cottage with an existing access on to Ings lane. Ings Lane is an unadopted rural access road of approximately 4.2m width with pinch points of 2.8m width with no footways or street lighting. The lane is approximately 500m to an adopted highway, Edge Top Road, with the last 50m paved and acting as access to a sports club car park. There are bus stops on a medium frequency route within 630m and it is approximately 750m to stops on a high frequency route.

There were no trip generation details provided with the application but we don't consider the proposals would increase the number of trips sufficiently as to have a severe impact on the operation of the local highway network.

The access is existing and is acceptable.

The proposals are for a 6 bedroom dwelling with a 1 bedroom annex dwelling, there are 4 parking spaces indicated on drawing (20) 003 Rev A and an integral garage to the main dwelling. There is also additional space available for further parking if required, however the four parking spaces are considered acceptable for the proposals. The garage, although sized to standards within Manual for Streets, would not be acceptable as a parking space as the access is along the side edge and may struggle to fit in a car at this angle, however as there is sufficient parking provided with the application this is not a concern.

The parking areas should be surfaced with a permeable surfacing to national guidance, details of this should be added as a footnote.

No waste collection and storage details were submitted with the application, although it is assumed that the waste collection would be done as existing. A refuse/recycling bin collection point should be clearly indicated on the drawing. This should be in such a location that it will not obstruct either parking or turning spaces or the lane outside the property. This should be conditioned, however 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 request the following condition and footnote.

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.

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