

**Consultation Response from KC,
 Highways Development Management**
2019/94075 4, Olney Street, Slaithwaite, Huddersfield, HD7 5EG
Erection of pair of semi-detached dwellings
Date Responded:05/02/20
Responding Officer:CNB
Responding Ref:K1-33/22

This application is for the erection of a pair of semi-detached dwellings within the garden of an existing dwelling and involved the demolition of a double (tandem) garage serving the existing premises. There will be access on to Olney Street, this is a 30mph two way single carriageway residential cul-de-sac of approximately 7.5m width with footways on both sides and street lighting present. There are bus stops on a medium frequency route within 100m, a railway station within 175m and it is approximately 500m to town centre facilities and shops.

The application site benefits from a previous permission for a single detached dwelling (18/93556).

Although no trip generation details were provided with the application, it is not expected that the proposals would generate sufficient trips as to have a severe impact on the operation of the local highway network.

There are existing dropped kerbs at the proposed access points to the off street parking.

The proposed dwellings are three bedroom and as such we would like to see two off street parking spaces provided with each dwelling to be seen as being fit for purpose. Drawing number ODP01 shows two tandem spaces per proposed dwelling and this is acceptable. The only highways concern was the loss of off street parking at the existing dwelling due to the demolition of the garage to make way for the proposals and the displacement of this parking on to the highway, the previous permission retained the garage. There is existing on street parking occurring on Olney Street and some space may be available for the displaced vehicles. As the road is a cul-de-sac serving approximately 40 properties the traffic flows are expected to be low and the chances of obstruction to multiple vehicles will be at a minimum. On balance we feel we can accept the parking layout.

Drawing ODP01 shows the location of bin storage points, these would not be suitable as collection presentation points as they are to the rear of the properties and behind parking areas, where the bins may become trapped. A bin collection presentation point for the two proposed properties and the existing property at No4 should be clearly marked on a drawing. These should be so located that they are accessible to a cleansing operative but not where they would cause an obstruction of the footway or highway for road safety reasons. This should be conditioned, but 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 that on balance, due to the displacement of existing off street parking, the application is acceptable on highways grounds with the following condition.

Condition

Before development commences, details of suitable storage, bin presentation points and access for collection of wastes from the dwellings hereby approved 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 and to meet the requirements set out in Local Plan

Policy LP24 part d(vi).

Footnote

Public footpath Colne Valley 251 is adjacent to the development site and must not be interfered with or obstructed, prior to, during or after development works.

The Council's public rights of way unit may be contacted by telephone 01484 221000 and ask for Sharon Huddleston. Public rights of way is based at Flint Street, Fartown, Huddersfield HD1 6LG and the email address is publicrightsofway@kirklees.gov.uk