

**Consultation Response from KC,
Highways Development Management**
2020/90340 36, Bland Street, Lockwood, Huddersfield, HD1 3RA
Erection of extensions to front, side and rear, detached garage, covered area and engineering works
Date Responded:07/05/20 Responding Officer: CNB Responding Ref:K6-6NE/58

This application is for the erection of extensions to an existing dwelling and the erection of a detached garage. The property fronts on to Bland Street but the garage would have an access on to Linaker Street.

Linaker Street is a 30 mph one way single carriageway local access road of approximately 2.7m width with no footways adjacent to the proposal site but with street lighting present. Linaker Street provides access to a number of garages and off street parking and a children's play area.

Bland Street is a 30mph two way single carriageway cul-de-sac of approximately 5.5m width with footways on both sides and street lighting present. The application site is the final property on the cul-de-sac. There is a limited amount of on street parking and bus stops on a high frequency route are within 150m of the site.

No trip generation details were provided with the application but the proposals are to increase from 3 bedrooms to 4 bedrooms and this is not expected to cause an intensification that would have a severe impact on the operation or efficiency of the local highway network.

The access to the proposed detached garage from Linaker Street may be required to be carried out under a s184 agreement and this should be added as a footnote.

There is currently no off street parking at the premises and the proposals would provide a single garaged car parking space. Usually we would be looking to see approximately 3 parking spaces provided for a dwelling of this size, however as the proposals are adding some off street parking then the parking provision is seen as a benefit and is acceptable.

No details have been provided regarding the storage and collection of waste, but street view evidence shows that refuse collection occurs from Bland Street and therefore would not be affected by the proposals.

With this we consider the application to be acceptable on highways grounds.

Footnote

The granting of planning permission does not authorise the carrying out of works within the highway and the changes to the access within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.