

Consultation Response from KC, Highways Development Management
2020/90367 adj, 111, Marsh Lane, Shepley, Huddersfield, HD8 8AS
Outline application for erection of detached dwelling
Date Responded: 12/03/20 Responding Officer: J Turner Responding Ref: K12-32/2

This application seeks outline approval for the erection of a detached dwelling at land adjacent to 111 Marsh Lane, Shepley.

At this stage, access and layout are to be considered with all other matters reserved.

The applicant received pre-application advice on matters such as bin collection, access widths, and access by emergency services. This advice has been followed in the drawing submitted, with a bin collection point demonstrated adjacent to the public highway, and a dry riser arrangement being installed to allow adequate facilities for the fire service.

A double garage is shown with parking and turning to the front of this also shown on drawing no. 19084D-02-P03. A reserved matters application should demonstrate off-street parking in line with the recommendations in Kirklees' Highway Design Guide SPD. Any gates should be set back 6.0m from the carriageway of Marsh Lane.

Visibility splays of 2.4m x 43m have been dimension on the submitted drawing. This is commensurate with the 30mph speed limit on Marsh Lane.

Whilst not being considered at this stage, there should be a clear route from the bin storage point to the collection pad. Presently, the bins would have to be carried over grass from a small section to the side of the proposed garage.

Although a number of elements will require further clarification at the reserved matters stage, including internal turning for a large family car, internal garage dimensions, and bin storage and collection, this scheme is acceptable from a highways perspective for the points being considered.

Please add the following conditions to the decision notice:

Areas to be surfaced and drained

Prior to the development being brought into use, the approved vehicle parking areas shall 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on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.

Reason: In the interests of highway safety and to achieve a satisfactory layout

Gates to be set back

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 a minimum of 6.0m from the carriageway edge of Marsh 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

Method of storage/access for waste

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: To meet the requirements set out in Local Plan Policy LP24 part d(vi).

Footnote;

The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. 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. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.