Consultation Response from KC, Highways Development Management		
2020/92437 6A, Wellfield Road, Marsh, Huddersfield, HD3 4AY		
Subdivision of no. 6a Wellfield Road to form two self-contained flats with erection of single storey extension and rear porch		
Date Responded:19/11/20	**Responding Officer: CNB**	**Responding Ref: K5-2SW/24**

This application is for the subdivision of an existing flat to form two dwellings with an extension and the formation of parking with an existing private driveway access on to Wellfield Road. Wellfield Road is a 30mph two way single carriageway local link road of approximately 5.8m width with footways on both sides and street lighting present. Some on street parking has been observed opposite the site adjacent to a bowling club.

There are bus stops on a high frequency route within approximately 180m and there is a convenience store approximately 370m away with a number of other shops and facilities just beyond that.

No trip generation details were provided with the application, however we don't consider that the intensification of use at the premises will increase trip generation sufficiently as to have a severe impact on the operation or efficiency of the local highway network.

The access is existing and, although would experience and intensification of use, is acceptable.

The proposals are to create two flats with two and three bedrooms and dwellings of this size would need one and two parking spaces respectively in order to accord withy local guidance. Drawing No po5 (as revised and submitted by email from Stonehouse Architectural Design on 18/11/20) indicates that this level of parking can be provided independent of any existing resident parking. The parking spaces would need to be finished with a permeable surface to national guidance and this should be conditioned.

Bin storage details were provided on Drawing No po5 (as revised and submitted by email from Stonehouse Architectural Design on 18/11/20) and these do not obstruct the parking or manoeuvring areas and are acceptable.

With this we consider the application to be acceptable on highways grounds with the following condition and footnote.

Condition
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

Footnote
The approved vehicle parking areas will 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