

**Consultation Response from KC,
Highways Development Management**
2021/91035 66, Blacker Road, Birkby, Huddersfield, HD1 5HS
Alterations to existing dwelling and erection of front and rear dormers to form 4 flats and erection of bike shed (within a Conservation Area)
Date Responded:19/05/21 Responding Officer: CNB Responding Ref:K5-5NE/28

This application is for alterations and dormers to a building to create 4 single bed flats with the erection of a bike shed to the rear. The building fronts on to C629 Blacker Road, a 30mph two way single carriageway local distributor road of approximately 6m width with footways on both sides and street lighting present. Approximately 20m to the south west of the site is a signalised junction with C643 St Johns Road and because of this there are TRO parking restrictions around the junction, with No Waiting Mon-Sat 8am-6pm outside the site and No Waiting at Any Time opposite.

St John's Road hosts a high frequency bus route and there are stops within 65m of the application site. There are a number of convenience stores and facilities within 70m of the site and Huddersfield town centre is approximately 1km away.

No trip generation details were provided with the application, but given the type of proposal, the parking restrictions around the site and the reasonably sustainable location we don't consider that any trips caused by the proposals will have a severe impact on the operation or efficiency of the local highway network.

Local guidance recommends one off road parking space for single bed dwellings, with 1 visitor parking space per 4 dwellings, this would give the proposals a requirement for 5 parking spaces. No parking is proposed for the application, however due to the local parking restrictions, type of proposal and reasonably sustainable location of the site, on balance this is not a concern.

The application contains a proposal for a cycle storage shed to the rear of the property and any promotion of sustainable transport is seen as beneficial, however it should be noted that the application does not indicate that access to the rear of the property is available and so this cycle storage may not be easily usable by all the flats.

No waste storage or collection details were provided by the applicant and it is assumed the collection would take place as with the existing premises, however with an increase in dwellings there may be an increase in bins required and storage and collection points for these should conform to local guidance and should be clearly displayed on a drawing. This should be conditioned.

With this we consider that, on balance given the lack of 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

The type and number of bins required should be in accordance with guidance supplied by the Kirklees Cleansing Department in the document “Waste Storage and Collection Guidance for New Developments” which is available at <https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>).