

Consultation Response from KC, Highways Development Management
2021/91150 rear of, 66, Child Lane, Roberttown, Liversedge, WF15 7QG
Erection of 4 detached dwellings
Date Responded: 29/04/21 Responding Officer: J Turner Responding Ref: K10-8SE/16

This application seeks approval for the erection of four detached dwellings at Child Lane, Liversedge.

The site received outline approval for four dwellings in application number 2017/93979, although only access was considered at this stage.

Drawing no. 20/207/4 shows the proposed layout for four dwellings each of three bedrooms. Access is taken via a private driveway of varying width (between 5.0m and 4.2m). Each dwelling benefits from off-street parking commensurate with the recommendations in Kirklees' Highway Design Guide SPD; two visitor spaces are also provided. Bin collection is to be taken from a pad adjacent to Child Lane.

The Design and Access Statement submitted explains the intention to install dry riser arrangement negating the need for a fire appliance to enter the site.

Although not specifically dimensioned on the layout drawing, the access from Child Lane measures at 4.5m as agreed at the outline stage. This width should be the minimum maintained up to the proposed gate and a condition should be added to this effect.

Given the previous outline permission, this scheme is acceptable from a highways perspective. Please add the following conditions to the decision notice:

Access Sightlines to be provided

Before development commences, the sightlines of 2.4m x 43 metres shall be cleared of all obstructions to visibility exceeding 1 m in height and these shall be retained free of any such obstruction.

Reason: To ensure adequate visibility in the interests of highway safety

Areas to be surfaced and drained

Prior to the development being brought into use the areas to be used by vehicles and/or pedestrians have been surfaced and drained in accordance with details that have previously been approved in writing by the Local Planning Authority. This should include a minimum access width of 4.5m for the first 8.0m of the access road.

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 6m from the carriageway edge of Child 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

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.