

**Consultation Response from KC,
Highways Development Management**

2021/91239 410/412, Birkby Road, Birkby, Huddersfield, HD2 2DN

Demolition of existing dwellings and garage and erection of two detached dwellings

Date Responded: 25/08/21 Responding Officer: CNB Responding Ref: K5-3NW/12

This application is for the demolition of two existing dwellings and a garage and the replacement with two detached dwellings and a garage with home office over with an access via a shared private access on to C6107 Birkby Road. Birkby Road is a 30mph two way single carriageway local distributor of approximately 6.7m width with footways on both sides and street lighting present. The application site is approximately 415m from stops on a high frequency bus route.

The application is for the replacement of a four-bedroom dwelling and a five-bedroom dwelling with two five-bedroom dwellings. This is almost a like-for-like arrangement and, although there may be a small intensification of use, we do not consider that the increase in trips would be sufficient to cause a severe impact on the operation and efficiency of the local highway network.

The only trip generation concern would be if the home office was used as commercial premises and employed a number of staff who lived elsewhere. This concern is compounded by the number of car parking spaces that are provided by the application, which are above what would be recommended in local guidance for this size and type of development. We would not like to see the home office used as a commercial premise and would prefer if this could be controlled by condition and suggested wording is included below.

The number of parking spaces suggested in local guidance for this type and size of development would be three off road spaces per dwelling, drawing No 2121 05C showing sufficient space for approximately 14 cars with turning and manoeuvring space, including the three triple garages and driveway spaces. This over provision of parking spaces may be against council policy and the promotion of sustainable transport above use of the private car. However, this is not a concern that would make us object to the application.

No details were provided showing waste storage and collection to the sites, it is assumed that this would be done as at present, however we would like to see that the proposed layout can still allow for the safe storage of waste bins, that a collection vehicle can access the site and turn and that the relevant carry distances proposed in guidance can be adhered to. These should be clearly displayed on a drawing, and this should be conditioned.

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

Conditions

The hereby approved home office shall not be used for any commercial purpose beyond that of an annexe office to the approved dwellings and shall not be sold or rented out separately.

Reason: In the interests of highway safety as a result of increased vehicular traffic visiting the site and associated activities.

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).