

**Consultation Response from KC,
Highways Development Management**
2021/91940 40, Beckett Crescent, Dewsbury Moor, Dewsbury, WF13 3PW
Erection of single and two storey extensions and formation of vehicular access
**Date Responded:
10/06/2021**
**Responding Officer: Zack
Turner**
Responding Ref: 14-5NE-6

2021/91940

Highways Development Management (HDM) comments as follows.

This application is at 40, Beckett Crescent, Dewsbury Moor, Dewsbury. The proposal is for the erection of a single and two storey extensions, and the formation of a vehicular access.

The new access that is to be created at the site frontage will include the works for a dropped kerb this will need to be done under a s184 agreement.

Visibility from the site is below standards at approximately 30 meters in one direction with the other direction leading to a cul-de-sac where visibility is worse off. Given the location of the dwelling, the speed of cars along this road is likely to be below the speed limit of 30mph and HDM believes the access will be safe so therefore on balance considers the access to be acceptable.

The existing dwelling has 3 bedrooms and these proposals will create another 3. In accordance with the Kirklees highways design guide a 4+ bedroom dwelling should provide a minimum of 3 off-street parking spaces. This is provided with the formation of the new access allowing for 4 cars on the driveway.

No details have been provided for bin storage and HDM requests that this is clearly shown on a drawing. If the information can be provided prior to determination, then the condition can be removed or amended.

Highways Development Management consider that sufficient parking is provided and therefore believes the proposal is acceptable in principle with the following conditions.

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).

Areas to be surfaced and drained

Unless otherwise agreed in writing, 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 superceded; and

thereafter retained throughout the lifetime of the development.

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

Footnote;

The changes to the access within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). 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. Interference with the highway without such permission is an offence which could lead to prosecution.