

**Consultation Response from KC,
Highways Development Management**
2021/92413 Land Adjacent, 52, Upper Batley Low Lane, Upper Batley, Batley, WF17 0AP
Outline application for erection of residential development
**Date Responded:
24/06/2021**
**Responding Officer: Zack
Turner**
Responding Ref: 13-11/11

2021/92413

Highways Development Management (HDM) comments as follows.

This outline application is on land adjacent 52, Upper Batley Low Lane, Upper Batley, Batley. The proposal is for the erection of one residential development.

As of the adoption of the Local Plan Kirklees Council no longer has car parking standards. Policy LP22 sets out the criteria for establishing parking requirements for new developments, which should be evidence based within the planning application submission. The following parking provision should be provided for residential developments:

- 4+ bedroom dwelling: 3 spaces
- 1 cycle space per residential unit (desirable)

Double driveways to be a minimum of 5.0m wide x 5.5m long.

Garage dimensions (Internal):

- Double: 6.0m long x 5.0m wide
- 1 electric vehicle charging connection point per dwelling (normally within a garage).

The dwelling is proposed to have 5 bedrooms and sufficient parking would be provided by a detached double garage with 2 parking spaces on the driveway (note required garage dimensions).

There is an existing gated access from Upper Batley Low Lane although the site will use a new access, and this will include the works for a dropped kerb will need to be done under a s184 agreement.

Visibility splays of 2.4m x 43m have been provided in both directions.

There is adequate turning space for vehicles to exit the site in forward gear.

A suitable location for bin storage has been presented adjacent the entrance however a hard-surfaced bin collection point will be required, and this should be adjacent but not on the highway. This can be dealt with via a suitable condition and further information provided at reserved matters.

HDM considers that the proposed parking, access and bin storage arrangements would be acceptable subject to the following conditions.

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.

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).

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.