

Consultation Response from KC, Highways Development Management		
2021/93779 adj, 136, Laund Road, Salendine Nook, Huddersfield, HD3 3TY		
Outline application for erection of residential development with parking and private landscaped gardens		
Date Responded: 15/10/2021	Responding Officer: Zack Turner	Responding Ref: 2-13SW/21

2021/93779

Highways Development Management (HDM) comments as follows.

This is an outline application with access and all other matters reserved on land adjacent 136, Laund Road, Salendine Nook, Huddersfield. The proposal is for the erection of a residential development with parking and private landscaped gardens.

This application is for a single 3-bedroom development, and it is expected that the proposals will not generate sufficient traffic to have a severe impact on the local highway network.

The access is being widened to 6.5m which is more than sufficient to allow 2-way vehicular movement. The widening off the access will include the works to extend the dropped kerb which will need to be done under a s184 agreement.

A swept path analysis has been provided to demonstrate that vehicles can enter and exit the site in forward gear from all the proposed parking spaces.

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

HDM considers the outline application with access to be acceptable with the following condition and footnote.

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

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.

Further information required to reserve matter stages

The following is further guidance only for the reserved matter stages.

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:

- 2 - 3 bedroom dwelling: 2 spaces
- 4+ bedroom dwelling: 3 spaces
- 1 cycle space per residential unit (desirable)

Considering the new and existing dwellings both have 3 bedrooms, the 2 parking spaces on the driveways would be adequate and therefore believed to be acceptable.

The parking areas so therefore the driveways will have permeable surfacing before the development is brought into use.

www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens

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

Guidance for bin storage and waste collection for the new development can be found here.

<https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>