Consultation Response from KC,
Highways Development Management

2022/91071 5, St Johns Avenue, Newsome, Huddersfield, HD4 6JP

Alterations to convert basement to one self-contained apartment

Date Responded: 21/06/22
Responding Officer: CNB
Responding Ref: K6-8NW/15

This application is for alterations to convert the basement of an existing building into a single bed dwelling with parking via an existing access on to St Johns Avenue, a 30mph two way single carriageway local link road of approximately 7.5m width with footways on both sides and streetlighting present.

The proposal site is approximately 110m from stops on a high frequency route, 200m from shops and facilities and 600m to schools.

The proposal site is within a building that was subject to conversion to 6 flats as 17/90375 and the access is to be used by 10 dwellings currently within the planning process as 22/90379.

No trip generation details were provided with the application, however we do not consider the proposals would generate sufficient traffic as to have a severe impact on the operation or efficiency of the local highway network.

The access is existing and is acceptable for this proposal. It should be noted that as 22/90379 the access is to be gated with the parking for this application beyond the gate, this is not shown on this application.

For a single bed dwelling the local parking guidance requests that 1 parking space is provided, and this is shown in drawing No (100)32, however the cumulative requirement of all the flats in the development site would be 8 spaces (7 residential units at 1 space each plus 1 visitor parking space) and the drawing only shows 7 spaces. There may be opportunity to provide additional shared visitor parking with the 22/90379 application as all the land is owned by the applicant.

It should be noted that the turning head laid out within the red line plan may not be suitable for use by a Kirklees refuse vehicle as the access may not be adoptable under a s38 agreement as part of application 22/90379.

A bin storage location was shown on drawing No (100)32 and this would be acceptable for storage however not as a collection presentation point as collection will need to be made from St John's Avenue. A collection presentation point should be clearly indicated on a drawing in such a location that it is accessible to a collection operative but not where it would cause an obstruction of the access to the parking or the adopted highway/footway for road safety reasons and this should be conditioned. The type and number of bins required should be in accordance with guidance supplied by the Kirklees Cleansing Department in the document "Waste Storage and Collection Guidance for New Developments" which is available from waste.planning@kirklees.gov.uk. Or at https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx).

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

Condition
Before development commences, details of suitable storage, bin presentation points and access for collection of wastes from the dwelling 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).