

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

2022/91188 100, St John's Road, Birkby, Huddersfield, HD1 5EY

Erection of single and two storey side and two storey rear extensions to increase ground floor retail unit and HMO above (within a Conservation Area)

Date Responded: 15/06/22

Responding Officer: CNB

Responding Ref: K5-5NE/15

This application is for the erection of extensions to an existing building with retail on the ground floor and HMO above at an existing building with an access on to C629 Blacker Road, a 30mph two way single carriageway local distributor road of approximately 5.7m width with footways on both sides and street lighting present. The unadopted access on to Blacker Road is approximately 30m from the signalised junction with St John's Road, with pedestrian facilities on each arm of the junction. There are No Waiting at Any Time TRO markings around the junction with some restricted No waiting Mon-Sat 8am-6pm TRO markings opposite the site on Blacker Road.

The proposals will remove temporary storage from the site, replacing it with additional storage rooms and create a formal parking space for the retail site and increase the HMO by 1 bedroom. No trip generation details were provided with the application however we do not consider that any increase in trips would be sufficient as to have a severe impact on the operation or efficiency of the local highway network.

The proposals are on the corner of a signalised junction, however they appear to be set back sufficiently as to pose no issues with visibility at the junction.

The proposals increase the dwelling aspect of the site by 1 bedroom but as this increase is from 2 bedrooms to three, there is no requirement for any increase in parking provision in local guidance.

Drawing No 02 shows the location of a bin store, but this is behind the parking area and so would not be accessible for a collection crew and so we would like to see a collection presentation point marked clearly on the drawing, this should be where it is accessible to a collection crew but not where it would obstruct the access to the parking/deliveries space or the highway/footway for road safety reasons. This should be conditioned.

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 premises 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).