

**Consultation Response from KC,
Highways Development Management**
2022/92633 Land off, Carr Hill Road, Upper Cumberworth, Huddersfield, HD8 8XN
Demolition of store and stable block and erection of one dwelling
Date Responded: 31/10/22
Responding Officer: CNB
Responding Ref: K12-45/9

This application is for the demolition of stables and store and the erection of a detached two bed dwelling with an existing field access on to Carr Hill Road, a 30mph two-way single carriageway local link road of approximately 5.9m width with no footways but with grass verges on both sides and street lighting present.

The site is approximately 750m from stops on a medium frequency bus route, approximately 790m to a local shop/post office and approximately 1km to a local primary school, this would make the site mostly car dependent.

No trip generation details were provided with the application, however the existing use would generate some trips and so the intensification of use as a dwelling would be quite small and we would not consider it to be sufficient as to have a severe impact on the operation or efficiency of the local highway network.

The access is existing but is a field access and so we would expect this to be improved for use as access to a dwelling. This will need to be done within a s184 legal agreement with the council and a suitable footnote should be added. If the drive is to remain unsurfaced, then we would require that the first 5m of the drive is surfaced in a solid material to avoid loose soil and mud from being dragged on to the highway for road safety reasons and this should be conditioned.

No visibility splays at the access were provided with the application, however the layout of the highway with a 3m grass verge to the front of the site is considered acceptable.

The driveway is approximately 125m from the adopted highway to the proposed dwelling and is currently approximately 5m width and this would only be suitable as a single track and so we could only accept a single dwelling using the access otherwise we would require it to be suitably widened. This access be acceptable for an emergency fire tender at this width.

The site is currently gated and if this gate was to remain, we would like to see it set back 5m from the rear of the highway so that cars waiting for the gate to be opened can pull clear of the highway for road safety reasons. The gate should also be set to open inwards only again for highway safety reasons and both should be conditioned.

The dwelling is proposed to have two bedrooms and for a dwelling of this size, local guidance requires 2 off street parking spaces. No details were provided regarding the location of parking spaces and so we would like to see them clearly marked on a drawing with suitable turning space also clearly marked so that vehicles can enter and exit the site in forward gear for road safety reasons. As there appears to be sufficient space to the front of the dwelling for this parking and turning, it should be added as a condition.

Details of the surfacing for the parking, turning and driveway areas should be provided, again marked clearly on a drawing, along with any drainage from this parking area if the finish is to be impermeable.

This again should be included within the conditions.

No details were provided relating to waste storage and collection and a collection presentation point should be clearly shown on a drawing as close to the rear of the adopted highway as possible but not where it would cause an obstruction for highway safety reasons. This should be conditioned.

With this we consider the application to be acceptable in principle on highways grounds with the following conditions.

Conditions

Notwithstanding the details shown on the approved plan, no development shall take place until a scheme detailing arrangements and specification for layout of access, turning and parking have been submitted to and approved in writing by the Local Planning Authority. Before any building is occupied the development shall be completed in accordance with the details shown on the approved plans and retained thereafter.

Reason: To ensure a suitable access and layout in the interests of highway safety

The dwelling shall not be occupied until the areas to be used by vehicles for access, turning and parking have been surfaced, sealed and drained in accordance with details that have previously been approved in writing by the Local Planning Authority.

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

Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block paviours or other approved materials.

Reason: To prevent loose surface material from being carried on to the public highway in the interests of highway safety.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order) any gates or barriers for or over a vehicular access or egress shall be set back 5m from the back of the carriageway of Carr Hill Lane and shall be hung as to only open inwards. So long as such gates or barriers are in position they shall be retained to only open inwards.

Reason: In the interests of highway safety and to avoid the need for vehicles to wait in the highway

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).

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.