

**Consultation Response from KC,  
Highways Development Management**
**2022/92398 127-129, Dalton Bank Road, Colne Bridge, Huddersfield, HD5 0RE**
**Demolition of existing building and erection detached dwelling**
**Date Responded: 27/10/22**
**Responding Officer: CNB**
**Responding Ref: K4-14NW/3**

This application is for the demolition of an existing outbuilding and the erection of a detached dwelling with parking and improvements to an existing access on to Dalton Bank Road, a 40mph two-way single carriageway rural link road of approximately 5.7m width with an unlinked footway to the side of the proposal site (heading to the north only) and street lighting present.

The site has been refused permission for a similar proposal previously (04/90431, 04/92347 and 05/93483), each time with the refusal including road safety issues at the access due to a shortfall for the visibility splays. The site was provided with pre-application highways advice (18/20147) and several highways' issues and concerns were raised within the response.

The main concern was the visibility splays from the existing access. For the initial refusals the road speed limit was set higher than it is currently and so a longer splay length would have been required. With the road speed being set at 40mph the splay length would be approximately 65.5m along the nearside kerb, however if, by use of a speed survey, the road speeds could be proven to be lower due to the bend in the road to the south of the site, then the visibility splay lengths may be dropped accordingly. A speed survey was suggested in the pre-application advice, however there are no indications in the documents submitted with the application that a speed survey was undertaken.

The access is to be gated and pre-application advice was to set the gates back from the rear of the highway by 5m to allow vehicles to pull clear of the adopted highway while they are awaiting the gates to be opened. Drawing "Proposed Plans, elevations & section" (no number and dated 01/07/22) shows the gates set back approximately 5m from the rear of the carriageway but only 4.4m from the rear of the footway, although as the footway terminates at this location it is not clear if this area is footway or driveway and so on balance we would accept the location of the gates. As suggested in the pre-application advice, the gate should be set to open inwards only and this should be conditioned.

Drawing "Proposed Plans, elevations & section" (no number and dated 01/07/22) shows a partial visibility splay of 2.4m x an unknown distance as this is not noted anywhere and the extremities of the splay are not included on the drawing. Due to this we cannot accept that this is acceptable as correct visibility splay lengths and must object on road safety grounds because of this.

The drawing shows that the proposal will have two bedrooms and as such local guidance requires that two off street parking spaces are provided. A double garage with internal measurements of 6m x 3m for each space is shown on the drawing and this is acceptable. There is sufficient turning space to allow vehicles to enter/exit the site in forward gear for road safety reasons. However, the parking for the existing dwelling now appears to be below standards. The drawing shows two parking spaces and, although no details have been provided, the existing dwelling was extended (96/93675) and appears to be sufficient in size for 4 bedrooms and this would require 3 off street parking spaces. There appears to be sufficient space within the ownership line to allow for the creation of an additional parking space for the existing dwelling and so we would be happy to see this included as a pre-occupation condition. We would not like to see any development in this location that would cause on street parking for road safety reasons.

The unnumbered drawing also shows the location of the waste bin store for the proposed dwelling, this is in a location accessible to the collection crew and not obstructing the access or the adopted highway and this is acceptable.

With this we cannot currently support the application due to the issues and concerns with the visibility splays and therefore must object on highways safety grounds based on this issue.