

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

2023/90988 rear of, 3, East Fold, Skelmanthorpe, Huddersfield, HD8 9EZ

Erection of detached dwelling

Date Responded: 1-8-2023.

Responding Officer: Mark Berry

Responding Ref: 17-30-6

This application seeks approval to the erection of a two bedroomed detached bungalow at land to the rear of, 3, East Fold, Skelmanthorpe, Huddersfield

Access to the property will be via the existing access from B6116 Busker Lane.

A small turning area is shown on the plans at the head of the proposed private driveway.

Highways Development Management have several concerns regarding this proposal as follows:

1, Two independent off-street parking spaces with internal turning should be shown on the plans. The proposed driveway as shown is not wide enough to allow two vehicles to pass, scaling 3.5m in width, and will not therefore allow a vehicle to use the turning space and exit the site past a parked vehicle. Given that Busker Lane is a classified road internal vehicle turning should be provided that allow two vehicles to enter, park and exit in a forward gear.

2, The existing access into the site as a narrow footway and driveway. Can the applicants confirm the width of the existing driveway which should be a minimum of 4.5m to allow vehicles to potentially a pass at the access.

3, Sight lines from the exiting access onto Busker Lane to the east or left when exiting the site are poor. Can the applicants confirm their proposals to improve the proposed sight lines onto Busker Lane.

4, Requirements for emergency vehicle access are as follows:

there should be a minimum carriageway width of 3.7 m between kerbs.

there should be vehicle access for a pump appliance within 45 m of single-family houses.

there should be vehicle access for a pump appliance within 45 m of every dwelling.

entrance for flats/maisonettes.

a vehicle access route may be a road or other route; and

turning facilities should be provided on cul-de-sac roads/driveways exceeding 20m in length.

In this case the proposed dwelling is over 45m from Busker Lane and the driveway is over 20m in length.

5, Bin collection points should be provided to both dwellings to enable bins to be presented on collection day without either obstructing the highway or proposed driveways.