Consultation Response from KC, Highways Development Management
2023/91887 Adj, 5, Fernside Avenue, Almondbury, Huddersfield, HD5 8NR
Demolition of existing building and erection of two dwellings
Date Responded: 20/09/2023. Responding Officer: D. Stainsby Responding Ref:

This application is for the Demolition of an existing builders' store/depot and erection of two terraced dwellings.

RECOMMENDATION

No objection. The proposals do not adversely affect highway safety at this location.

Detailed planning approval for the demolition of an existing builders' store/depot and erection of two terraced dwellings, was granted in 2017.

Subsequent applications for both four dwellings and five dwellings were refused on the grounds that the proposals were too big for the site and would intensify the use of the substandard access road to the detriment of road safety.

As a result, this application has now reverted back to the original proposals from 2017 and the previous comments are still relevant.

These are:
The arrangements would mean taking access to the adopted highway very close to the junction via a track which already serves 3 dwellings.

The access point is quite wide and there is a footway between it and the adopted highway, and the junction itself has good alignment and visibility.

Given the likely traffic volumes and speeds, it is considered the arrangements are satisfactory.
The submitted vehicle tracking plan demonstrates that cars would be able to gain access to and egress from the site without crossing land that does not form part of the existing access track and would be able to turn within the site.

A total of four parking spaces are provided, in addition to internal turning space. Two spaces per dwelling is considered sufficient for houses of this size.

The scheme does not include for allocated visitor parking, but the general guidance would only be 1 per 4 dwellings, or half a space in this instance. In this case it is considered unlikely that all 4 spaces would ever be in use at any given time, and it would be possible for visitors to park on the public highway without obstructing the flow of traffic.

The approved vehicle parking areas will need to be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.

WASTE STORAGE AND COLLECTION

A Bin storage area has been provided which is acceptable. However, this is over the minimum carry distance for the refuse collectors and as such a bin collection/presentation point should be located adjacent to the public highway.

Details of the waste collection/presentation point should be provided, with the location being clearly marked on a drawing in such a location that is easily accessible to the collection team and where it will not obstruct the access or the adopted highway for road safety reasons.

Details for waste storage requirements can be found 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).