

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

2023/92757 2, Thistle Hill Avenue, Lascelles Hall, Huddersfield, HD5 0AX

**Erection of front porch, single storey rear extension, erection of first floor extension to garage,
external render to dwelling, formation of vehicular access**

Date Responded: 06/02/2024.

Responding Officer: D. Stainsby

Responding Ref: K11-13NW/4

This application is for the erection of detached dwelling and re-location of vehicular access to existing dwelling.

RECOMMENDATION:

The proposals are acceptable from a Highways perspective subject to a revised layout showing that the required visibility splays to the proposed new parking area can be provided. This is to ensure that the minimum visibility can be met for vehicles leaving the new vehicle parking area.

The proposal is for the erection of front porch, single storey rear extension, erection of first floor extension to garage, external render to dwelling, formation of vehicular access

There is no change within the number of bedrooms and therefore the parking requirements will remain as existing.

The existing driveway uses the existing vehicle access to the site and parking appears to be available for 3 to 4 vehicles which meets the parking guidelines for a three bedroomed dwelling.

NEW VEHICLE PARKING AREA

The proposed new parking area is in addition to the existing driveway and garage and will provide an additional two parking spaces with a new access from Lower Hall Road.

For a 30mph speed limit sightlines of 2.4 x 43m should be provided for the new access unless the applicant can show evidence that the 85th percentile wet weather speed is below 60mph in which case the sightlines can be lowered accordingly.

The visibility splays should be maintained, and we would request that a condition is added to any planning permission to achieve this.

RECOMMENDED CONDITION

Nothing shall be permitted to be planted or erected within a strip of land 2.4m deep measured from the carriageway edge of Lower Hall Road along the full frontage of the site which exceeds 1.0m in height above the level of the adjoining highway. This should be in place for the lifetime of the development.

Reason: To ensure adequate visibility in the interests of highway safety

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.

www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens

FOOTNOTE

The changes to the access within the adopted highway fronting the property, to provide a dropped kerb, 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.