

**Consultation Response from KC,
Highways Development Management****2023/93310 adj, 146, Commercial Road, Skelmanthorpe, Huddersfield, HD8 9DS****Erection of detached dwelling****Date Responded: 08/05/2024****Responding Officer: CNB****Responding Ref: K17-22/29**

This application is for the erection of a detached dwelling with parking and a new access on to New Lane, a 30mph one-way single carriageway residential access road of approximately 4.8m width with no footways but with street lighting present.

There are bus stops on a medium frequency route within 145m of the site with stops on a high frequency route being approximately 1.2km away. The closest convenience store/post office is approximately 400m away, with medical services within approximately 650m and a primary school within 500m.

The proposal site benefits from a permission for the erection of a detached dwelling and three garages (21/94016) and it appears that part of this application (access and garaging) has already been built out, however the layout was different to the current application and further development at the site has been refused. The access and parking layout is very similar to the approved layout for 21/94016.

No trip generation details have been provided with the application, however we consider that a development of this type and size would not generate sufficient trips as to have a severe impact on the operation or efficiency of the local highway network.

The access to the new dwelling is proposed to be shared with the vehicular access to the existing dwelling at No 146 and there is the possibility that a further detached dwelling may be proposed within the site as this has been applied for previously and still shows in outline on drawing No P1-01. The access is approximately 4.7m wide and this may not be sufficient to allow two vehicles to pass and may need to be widened to 5.5m to achieve this.

No visibility splays were provided for the application, and we would like to see these shown clearly on a drawing set at 2.4m x 43m. Even though the road is 1-way (southbound) we would like to see splays provided for both directions if a vehicle ignores the 1-way system. This was requested for previous applications at the site and can be conditioned.

The proposal is for a 3-bed dwelling and for it to accord with local guidance there would need to be 2 off street parking spaces provided. These are shown on drawing No P1-01 as a driveway parking space measuring 6m x 5m (with a 6m x 7m turning space to the front) and a single garage with external measurements of 6.4m x 3.4m. No internal measurements were given but to be acceptable as a parking space the internal measurements of the garage should be 6m x 3m.

Even though a swept path analysis was not provided, we consider that the 6m x 7m space to the front of the driveway parking space should be suitable for manoeuvring to allow a vehicle to enter and exit the site in forward gear.

No details were provided relating to waste storage and a collection presentation point, however, there appears to be suitable space on site for this and so it could be conditioned.

With this we consider that the application is acceptable on highways grounds with the following conditions.

Conditions

Prior to the development being brought into use, the sightlines of 2.4m x 43m along New Lane shall be shown on a plan and presented to the local planning authority for written approval and afterward these visibility splays be cleared of all obstructions to visibility exceeding 0.9 m in height and these shall be retained free of any such obstruction throughout the lifetime of the development.

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

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

Any works within the adopted highway fronting the property will need to be constructed under the correct legal agreement of the 1980 Highways Act. 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.