Consultation Response from KC, Highways Development Management
2023/93387 Avondale, Wood Lane, Holmfirth, HD9 3JB
Erection of lower ground floor extension and first floor extension over bungalow to form two-storey dwelling with roof terrace to the south east elevation, regrading of land to form access and parking area to south west of the dwelling
Date Responded: 06/04/2024. Responding Officer: D. Stainsby Responding Ref: K3-46/4

This application seeks approval for the erection of lower ground floor extension and first floor extension over bungalow to form two-storey dwelling with roof terrace to the south east elevation, regrading of land to form access and parking area to south west of the dwelling at Avondale, Wood Lane, Holmfirth, HD9 3JB

RECOMMENDATION:

In principle the proposals are acceptable. However, as submitted, the proposed layout does not work.

The following information is required.

- A revised driveway entrance, together with a swept path analysis to show that the proposed parking spaces serving the development can be accessed safely.

INTERNAL LAYOUT

Currently the existing dwelling does not have any off-street parking and the proposals include the provision of two off street parking spaces which will remove parking from the adjacent highway and meets the parking standards required for a 2 bedroomed dwelling.

The approved vehicle parking and turning 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permeable surfacing of front gardens **(parking areas)'** published 13th May 2009 (ISBN 9781409804864) as amended or superseded.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

SITE ACCES

I am concerned that the vehicle access to the proposed driveway is too narrow and will not work in practice,

Wood Lane is a narrow one-track road of approximately 3.5m wide and the proposed driveway access is shown as being 2.8m wide. As a result, I do not consider that vehicles will be able to either enter or leave the driveway safely.

A revised drawing needs to be provided showing a widened access, together with a swept path analysis to show that the proposed parking spaces serving the development can be accessed safely.

A new vehicular crossing will need to be provided for the proposed driveway to the existing dwelling.

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.