

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

2023/93657 The Shears, 201, Halifax Road, Hightown, Liversedge, WF15 6NR

Erection of two detached dwellings with detached garages; alterations to public house with dwelling above to form one dwelling; erection of single and two storey extension to 201a Halifax Road

Date Responded: 20/02/2024.

Responding Officer: D. Stainsby

Responding Ref: K9-4NE/4

This application seeks approval to the erection of two detached dwellings with detached garages; alterations to public house with dwelling above to form one dwelling; erection of single and two storey extension to 201a Halifax Road

RECOMMENDATION:

As submitted the proposals cannot be supported by Highways DM.

- A revised plan showing a widened access to the site needs to be provided.
- A revised plan showing that visibility splays of 2.4m x 43m can be achieved needs to be provided.
- A revised plan showing on site turning for the new dwellings (Units 1 and 2) needs to be provided.

PROPOSED PUBLIC HOUSE CONVERSION AND NEW DWELLING (UNIT 1)

The width of the site access into the development is approximately 3.5m, this should be a minimum of 4.5m to allow two-way vehicle movements in and out of the site.

The Kirklees Highway Design Guide states that to ensure residents can access their properties, a private drive serving five dwellings or fewer should be a minimum of 4.5m wide (5.0m wide if there are structures along its initial length for example walls) for the first 5.0m of its length. This will allow vehicles to turn in and turn out.

Manual for Streets states that for a 30mph speed limit sight lines of 2.4m x 43m should be achievable and demonstrated on a suitable plan. Any shortfall of this requirements should be in accordance with 85%ile wet weather speed readings (if below 30 mph).

A revised plan showing a widened access and that visibility splays of 2.4m x 43m can be achieved needs to be provided.

Any new access on to an A classified road requires that turning within the site is available to ensure that vehicles can enter and egress the site in forward gear.

On site turning has been provided for the public house conversion, but not for the new dwelling (Unit 1).

A revised plan showing on site turning for the new dwelling (Unit 1) needs to be provided.

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

The vehicle access as proposed would require an amended access from the existing layout and this would necessitate changes to the dropped crossing.

The changes to the access within the adopted highway fronting the property 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.

Three off-street car parking spaces are proposed which meets the required guidelines and are acceptable.

PROPOSED NEW DWELLING (UNIT 2)

Manual for Streets states that for a 30mph speed limit sight lines of 2.4m x 43m should be achievable and demonstrated on a suitable plan. Any shortfall of this requirements should be in accordance with 85%ile wet weather speed readings (if below 30 mph).

A revised plan showing that visibility splays of 2.4m x 43m can be achieved needs to be provided.

Any new access on to an A classified road requires that turning within the site is available to ensure that vehicles can enter and egress the site in forward gear.

A revised plan showing on site turning for the new dwelling (Unit 2) needs to be provided.

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.

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Three off-street car parking spaces are proposed which meets the required guidelines and are acceptable.

PROPOSED EXTENSION TO 201A

The proposed extension to No 201a Halifax Road does not affect parking within the site or have any highway safety implications.

This element of the proposal is therefore considered acceptable to Highways Development Management.