Consultation Response from KC, Highways Development Management
2024/90082 107 , Highgate Lane, Lepton, Huddersfield, HD8 0HQ
Refurbishment of vacant dwelling, with erection of extensions and alterations, detached garage and parking.
Date Responded: 25/04/2024. Responding Officer: D. Stainsby Responding Ref: K11-18SW/2

This application is for the refurbishment of vacant dwelling, with erection of extensions and alterations, detached garage, and parking.

RECOMMENDATION:

The internal layout is acceptable. However, I have concerns about the vehicle access to the site and, as submitted, the proposals do not provide enough information for them to be acceptable to Highways.

The following information is required.

- A revised drawing showing the access widened to a minimum of 4.5 m for the first 5m of its length.
- A revised drawing showing that sight lines of 2.4m x 43m at the site access can be achieved.
- Details of a bin presentation/collection should be provided, with the location being clearly marked on a drawing.

SITE ACCESS

The vehicle access will be shared with No 105 Highgate Lane and is shown as approximately 3m wide. This should be increased to 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 sight lines of 2.4m x 43m is required

Any 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,

INTERNAL LAYOUT:

The internal layout is acceptable.

3 Off-street car parking spaces are proposed which meets the recommended parking standards and the layout allows for vehicles to turn within the site

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

WASTE STORAGE AND COLLECTION

A Bin storage area is shown and is acceptable. However, this exceeds the maximum carry distance from the adopted highway.

A bin collection/presentation point should be located adjacent to the public highway 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*).

.