Consultation Response from KC, Highways Development Management
2024/90625 Lumb Lane Nurseries, Lumb Lane, Almondbury, Huddersfield, HD4 6SZ
Erection of one detached dwelling, demolition of existing greenhouses and retention of flat roofed timber clad building
Date Responded: 01/05/2024. Responding Officer: D. Stainsby Responding Ref: K6-14SW/4

Kirklees COUNCIL

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RECOMMENDATION:

The proposals are acceptable from a Highways perspective. However, the footway along the frontage of the site should be removed from the proposals.

The proposed driveway uses the existing vehicle access to the site and parking is proposed for 4 vehicles which is more than adequate for a 3-bedroomed dwelling.

Internal turning has been proposed to ensure vehicles can enter and leave the site in forward gear,

This is acceptable in highway terms.

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on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.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

The existing vehicular crossing will need to be extended to provide for the proposed widening of the driveway to the site.

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.

The Applicant has also proposed to provide a footway along the frontage of the site. However, due to the narrow road width of the road at this location the proposed footway would be substandard and, bearing in mind that the footway does not link to any other footways on the road, I would not support this element of the proposals.