

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

2024/90641 Granby Farm, 20, Woodbottom Road, Netherton, Huddersfield, HD4 7DJ

Demolition of existing shed and out-buildings, reconfiguration of existing drive, erection of detached garage, conversion of existing barn to form one dwelling and erection of single and two storey extensions to existing farm house.

Date Responded: 8-5-2024.

Responding Officer: Mark Berry.

Responding Ref: 3-23-10.

This application seeks approval to the demolition of existing shed and out-buildings, reconfiguration of existing drive, erection detached garage, conversion of existing barn to form one dwelling and erection of single and two storey extensions to existing farmhouse at Granby Farm, 20, Woodbottom Road, Netherton, Huddersfield.

The site comprises of a cluster of buildings located on the northern side of Woodbottom Road, the proposal is for the conversion of an existing stone barn to form one new 5-bedroom dwelling with detached double garage and the addition of new extensions to the existing farmhouse. The existing driveway is shown to be realigned to improve the proposed access.

The proposed extensions to Granby Farm farmhouse result in the creation of a 5-bedroom house with integral garage.

Each of the proposed dwellings is shown to have 2 off-street parking spaces in addition to the proposed garages.

Highways Development comments:

Given the distance between the access from Woodbottom Road and the proposed new dwelling internal vehicle turning needs to be provided for an emergency vehicle.

Fire Service advise is as follows.

There should be a minimum carriageway width of 3.7 m between kerbs.

There should be vehicle access for a pump appliance within 45 m of single-family houses.

A vehicle access route may be a road or other route; and

turning facilities should be provided on cul-de-sac roads/driveways exceeding 20m in length.