

**Consultation Response from KC,
Highways Development Management****2024/90885 rear of, 20-30, Radcliffe Road, Wellhouse, Huddersfield, HD7 4EX****Outline application for erection of residential development (within a Conservation Area)****Date Responded: 21-5-2024.****Responding Officer: Mark Berry.****Responding Ref: 2-3SE-9.**

This is an outline application for the erection of residential development (with access the only matter to be considered) at land to the rear of, 20-30, Radcliffe Road, Wellhouse, Huddersfield.

This is a proposal for a single residential dwelling with access to be taken from Ratcliffe Road, between numbers 18 and 20, Ratcliffe Road.

A Transport Note has been provided prepared by TSP to demonstrate that the impact of a residential dwelling taking access from this point would be acceptable.

This is summarised as follows.

- 1, The access has been used for parking and for serving the storage / agricultural land.*
- 2, There have been no recorded injury accidents over the last five years within 100m of the access.*
- 3, It is proposed to provide an access with a minimum width of 4.8m into the site between 18 and 20 Ratcliffe Road. The 4.8m wide carriageway will enable two-way vehicle movements and, therefore, vehicles will not need to reverse onto the Ratcliffe Road in the event of a vehicle egressing from the site. Should the site be granted outline consent, as part of the reserved matters application, turning facilities will be provided within the site for a fire tender and demonstrated with swept path analysis.*
- 4, Planning history of the site and precedence across Kirklees*

Other applications have recently been approved in Kirklees, with not dissimilar characteristics to the development being proposed, particularly in relation to the lack of visibility from the access for vehicles emerging and for vehicles approaching to be able to see oncoming vehicles.

Application no. 2020/60/93470/W – Land Off, Upperthong Lane, Upperthong.

Application no: 2023/62/91929/E – Rear of 1, West View, Leak Hall Road, Denby Dale.

HDM comments

1, The only evidence submitted that the access has been used for parking are photo extracts from google maps. Later photos suggest this is no longer the case.

2, The gradients to the proposed driveway access are not specified. From the section provided these are likely to be approximately 1 in 4 to 1 in 5 (20 to 25%) which are excessive and not considered acceptable.

3, A width of 4.8m at the access is technically sufficient to allow 2 vehicles to pass, however with the on-street parking that occurs opposite turning movements will be difficult and unlikely to be possible for a fire tender.

4, The Planning permissions at Upperthong Lane and Leak Hall Road are examples where planning permission has been granted with poor viability but are not necessarily like this site. These are examples of very low speed lightly trafficked situation.

Radcliffe Road forms part of a route linking Golcar with Slaithwaite and traffic volumes are therefore likely to be relatively high. This section of Radcliffe Road is straight with good forward visibility which could encourage speed.

In conclusion the existing traffic generation is not accepted, the driveway gradients are likely to be excessive, on-street parking will restrict access for a fire tender, the precedents quotes are not considered representative and sight lines from the proposed access onto Radcliffe Road are extremely poor.

Given the above these proposals are considered unacceptable to Highways Development Management and should be refused on Highway Safety grounds.