Consultation Response from KC, Highways Development Management
2024/91143 Land at, Whitley Road, Whitley, Dewsbury, WF12 0LZ
Reserved matters application persuant to outline permission 2020/93432 (APP/Z4718/W/21/3274396) for erection of residential development (plot 1)
Date Responded: 20-5-2024. Responding Officer: Mark Berry. Responding Ref: 16-7-10.

Kirklees COUNCIL

This is a reserved matters application pursuant to outline permission 2020/93432 (APP/Z4718/W/21/3274396) for erection of residential development (plot 1) at Land at, Whitley Road, Whitley, Dewsbury.

Planning application number 2020/93432 for two plots on this site was approved at appeal in August 2021. This application is regarding plot 1 on the western side of the site. Whilst the main issue was development within the greenbelt, the inspector made the following comments regarding highway matters.

The Highway Authority makes references to the undertaking of a speed survey on Whitley Road to demonstrate that the proposed achievable sightlines are appropriate to the 85 percentile speeds on the 30mph limit road. However, the speed limit on the road is not high and there are other drives serving existing properties on Whitley Road, many of which do not provide for vehicles to enter and leave in a forward gear. Given the size of the plots, internal vehicle turning would be possible at the appeal dwellings. Therefore, the proposal would not result in an unacceptable impact on highway safety. Whilst additional trips would be generated, the number of movements associated with two new dwellings would not materially impact upon the surrounding highway network.

A reserved matters application was approved for plot 2 in January 2024 (2023/992700).

DB Architecture Design plan number 0061 shows a proposed six bedroomed detached house with attached double garage with a driveway accessed directly from Whitley Road. The driveway has sufficient space to allow interval vehicle turning and additional parking. A note on the plan states that nothing shall be permitted to be planted or erected within a strip of land 2.0m deep measured from the carriageway edge of Whitley Road along the full frontage of the site which exceeds 1.0m in height above the level of the adjoining highway.

Given the planning inspectors comments these proposals are considered acceptable to Highways Development Management.

Suggested conditions

Nothing to be … within 2m.

Nothing shall be permitted to be planted or erected within a strip of land 2.0m deep measured from the carriageway edge of Whitley Road along the full frontage of the site which exceeds 1.0m in height above the level of the adjoining highway. Reason: To ensure adequate visibility in the interests of highway safety

Areas to be surfaced and drained.

Prior to the development being brought into use, the approved vehicle parking areas shall 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; and thereafter retained throughout the lifetime of

the development. Reason: In the interests of highway safety and to achieve a satisfactory layout.

Footnote. The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) regarding obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.