

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

2024/91451 88, Shirley Road, Gomersal, Cleckheaton, BD19 4ND

Erection of detached dwelling with associated external alterations and erection of front dormers including roof alterations to form first floor accommodation, installation of solar panels and external alterations to 88 Shirley Road

Date Responded: 24/09/2024.

Responding Officer: D. Stainsby

Responding Ref: K9-9SE/18

RECOMMENDATION:

The proposals are acceptable from a Highways perspective.

SITE ACCESS.

Shirley Road is a traditional estate road leading from Spen Lane to its junction with Sherwood Avenue.

From its junction with Sherwood Avenue the road narrows to a single-track road to its junction with Upper Lane.

The site of the proposed dwelling is approximately 20 metres south of the point where Shirley Road narrows to a single-track road.

This narrow section of Shirley Road currently serves as an access for two dwellings and, although no trip generation details were provided with the application, it is not considered that a development of this size and type would generate sufficient additional traffic as to have a severe impact on the operation or efficiency of the local highway network.

A new access will be required to access the proposed parking area for the dwelling.

The highway works required to provide the new access, will also need to be constructed under the 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 is advised to contact the Kirklees Street scene team as soon as possible to determine the exact extent of the works required.

INTERNAL LAYOUT

Two car parking spaces are proposed which is acceptable for a three bedroomed house.

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the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.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