

Consultation Response from KC, Highways Development Management
2024/91612 Butternab Road, Beaumont Park, Huddersfield, HD4 7BA
Re-use of existing barn and new extension to form dwelling (within the curtilage of a listed building)
Date Responded: 24/09/2024. Responding Officer: D. Stainsby Responding Ref: K6-1NE/1

RECOMMENDATION:

The proposals are acceptable from a Highways perspective.

SITE ACCESS.

This application is for the erection of extensions and alterations to convert a former agricultural into a 3-bed dwelling with access from Butternab Road, a 30mph two way single carriageway link road of approximately 7.4m width with a footway opposite and street lighting present.

The site is close to an almost 180-degree bend on Butternab Road and because of this visibility from the access is limited but also the expected road speeds would be considerably lower than the posted 30mph limit.

The site is approximately 655m from the closest bus stops and the closest shops and services are approximately 1.2km and the closest school approximately 1.6km from the site and these are beyond the recommended walking distances provided in IHT guidance.

This would make the location of the site mostly unsustainable and so we would expect the dominant mode of transport to be by private car.

No trip generation details were provided with the application; however, 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.

The access to the site is along an unsurfaced shared private drive approximately 3.2m wide and this would be suitable for a single dwelling. It should be noted that there is a second access to the north of the one indicated within the red line and this may service the other dwellings opposite the application site.

The proposed dwelling would be the fifth dwelling accessed by this private drive and this would be acceptable.

INTERNAL LAYOUT

Two car parking spaces are proposed adjacent to the proposed dwelling and vehicles using these parking spaces can turn on the private drive to enable them to enter and exit Butternab Road in forward gear.

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

WASTE STORAGE AND COLLECTION

A bin storage area is shown on the plan. However, a bin collection/presentation point should be shown located adjacent to the public highway.

The bin collection/presentation point must not obstruct the adopted highway or the access road.

Details for waste storage requirements can be found in the document “Waste Storage and Collection Guidance for New Developments” which is available from waste.planning@kirklees.gov.uk. Or at <https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>.