

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

2024/91927 Grange Nurseries, North View Road, East Bierley, BD4 6NS

Erection of extensions and front and rear dormers, alterations to dwelling and formation of private access road

Date Responded: 23/01/2024.

Responding Officer: D. Stainsby

Responding Ref: K8-12SW/18

The proposal is for erection of extensions and front and rear dormers, alterations to dwelling and formation of private access road at Grange Nurseries, North View Road, East Bierley.

RECOMMENDATION:

As submitted the proposals are not acceptable to Highways.

The proposals will not increase the number of parking spaces required for this dwelling and are acceptable. However, the proposed vehicle access cannot be supported and should be removed from the application.

Vehicular access is proposed from A651 Bradford Road via an unnamed and unadopted public footpath No SPE/8/5 and SPE/8/60. although no specification for the driveway

The existing vehicle access from Bradford Road currently serves three existing properties. However, beyond the entrance to Willow Grange Care home the route of the proposed access reduces to an unmade footway of approximately 1m wide and is unsuitable for vehicles.

Significant improvements to this section of the footpath, from the entrance to Willow Grange to the proposed access to the site, would be required. Including the widening of the footpath to 4.5m, forward visibility around the bend and reconstructing the surface to ensure it can accommodate vehicles safely.

Without the above improvements, the proposal will intensify the use of this substandard footpath and would be detrimental to highway safety at this location and could not be supported by Highways Development Management.

Also does the applicant have vehicular rights of access from this footpath.