Consultation Response from KC, Highways Development Management
2024/92050 adj, 403, Bradford Road, Birkenshaw, BD19 4BQ
Erection of detached dwelling
Date Responded: 01/10/2024. Responding Officer: D. Stainsby Responding Ref: K8-10NW/15

Application for erection of dwelling at land adj, 403 Bradford Road, Birkenshaw BD19 4BQ.

RECOMMENDATION:

No Objection in principle. However, the parking spaces for both the existing and proposed property are tight and further information is required to confirm that three parking spaces per property is achievable.

EXISTING DWELLING

The proposal removes the existing garage parking to the rear of the property and replaces it with two parking spaces within the front garden. Together with the existing car parking area to the side of the existing property this will maintain the three car parking spaces for the existing dwelling which is acceptable.

However, whilst the area is large enough to accommodate the two replacement parking spaces, the area required for the opening and closing of the gates infringes into this proposed parking area and, effectively, removes one of the proposed parking spaces from being usable.

Further information is required to show how these parking spaces can be accessed and a revised drawing showing the parking spaces clearly laid out and not being obstructed by the gates should be provided.

It maybe that the gates will need to be removed from the proposal and/or replaced by sliding gates.

The gates should not open outward where they could obstruct the highway.

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the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.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

PROPOSED DWELLING

Three car parking spaces are proposed within the site. Two adjacent to the dwelling and one in the front garden area.

Again, similar to the layout for the existing dwelling, whilst the area is large enough to accommodate the parking spaces, the area required for the opening and closing of the gates infringes into the proposed parking area to the front of the property and, effectively, removes it from being usable.

An area between the gates and the bin storage area/shed of at least 5.0m would be required to allow for this space to be accessible.

A revised drawing showing the parking spaces clearly laid out and not being obstructed by the gates should be provided.

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.
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SITE ACCESS.

The submitted site plan shows access to the proposed dwelling from Bradford Road to the east. The proposed access would be onto a section of Bradford Road which has a dead-end to the west and therefore has minimal vehicular use and is acceptable.

The highway works required to provide the new access, will 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.