

**Consultation Response from KC,  
Highways Development Management****2024/92066 Land Adj, 264, Barnsley Road, Flockton, Wakefield, WF4 4AJ****Outline application for erection of dwelling****Date Responded: 28/08/2024.****Responding Officer: D. Stainsby****Responding Ref: K16-15/22**

Outline application for erection of dwelling at land adj, 264, Barnsley Road, Flockton, Wakefield, WF4 4AJ.

**RECOMMENDATION:**

No Objection in principle. However, further details on the highway verge/footway works need to be confirmed and a bin collection/presentation point located adjacent to the public highway is required.

The existing visibility for the adjacent driveway to No 262 Barnsley Road should be maintained.

**INTERNAL LAYOUT**

Two car parking spaces are proposed, together with internal turning which is acceptable for a three bedroomed house.

However, if the house is proposed to have 4+ bedrooms then a minimum of three off-street spaces with internal turning space will be required.

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on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.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](http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens)

**SITE ACCESS.**

A new 4m wide access is proposed onto A637 Barnsley Road and the application has provided details that show visibility splays of 2.4 x 43m can be achieved at the proposed access, which is acceptable.

The applicant has stated that the existing macadam footway along the site frontage will be resurfaced. However, this is an adopted highway verge, and would require entering into a S184 agreement with the Highway Authority to carry out the necessary works

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.

Visibility from the adjacent driveway to No 262 Barnsley Road should not be reduced by these proposals.

#### 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](mailto:waste.planning@kirklees.gov.uk).

Or at <https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>).