Consultation Response from KC,
Highways Development Management

2024/92353 42, Church Lane, Thornhill, Dewsbury, WF12 0JZ

Outline application for Erection of Annex and single detached dwelling

Date Responded:18-11-2024.
Responding Officer: Mark Berry.
Responding Ref:16-23NW-11.

The previous highways consultation response dated 23rd October raised several issues regarding this site as follows:

1, The proposed access will need to be widened to allow for the proposed parking which will move the access closer to the existing bus stop on Church Lane. This is not in the best interests of highway safety.

2, The access as shown is too narrow to allow access to the parking as proposed and will need to be widened further than shown.

3, The proposed bin collection point obstructs the access and parking proposals.

4, No pedestrian access is shown to the proposed dwelling from Church Lane.

4, No information is provided regarding the number of bedrooms within the proposed dwellings.

The applicants have now provided revised plan number PO2 Rev A (Proposed block Plan) and 2411401 rev A (Swept Path Analysis)

These plans show the area of proposed off-street parking extended to allow internal vehicle turning and off-street parking for 3 vehicles without the need to widen the existing access. A pedestrian access is shown to be provided.

These proposals are therefore considered acceptable to Highways Development Management.

Suggested conditions/footnote:

Areas to be surfaced and drained

Prior to the development being brought into use, the approved vehicle parking areas shall 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permeable surfacing of front gardens **(parking areas)'** published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.

Reason: In the interests of highway safety and to achieve a satisfactory layout.

Footnote.

The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) regarding obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.