

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

2024/92595 land at, Bulay Road, Thornton Lodge, Huddersfield, HD1 3NH

**Reserved matters application pursuant to outline permission 2021/93942 for erection of
residential development (5 dwellings)**

Date Responded: 21/11/2024

Responding Officer: CNB

Responding Ref: K6-6NE/9

This is a reserved matters application pursuant to outline permission 21/93942 for the erection of a residential development of 5 dwellings with access on to Bulay Road, a 20mph two-way single carriageway residential cul-de-sac of approximately 5.6m width with footways on both sides and street lighting present.

The site benefits from an outline planning permission for 5 dwellings with all matters reserved under previous permission 21/93942. This Reserved Matters application covers Access, Appearance, Landscaping, Layout and Scale. These HDM comments will mainly address Access and Layout matters.

The proposals are for four semi-detached dwellings along the frontage of the site with a fifth detached dwelling to the rear accessed via a private driveway.

The access to the semi-detached dwelling parking spaces would be via a dropped kerb crossing and this will need to be carried out within a s184 agreement with the Local Highway Authority. No visibility splays were provided with the application, and these should be clearly marked on a drawing to indicate that 2.4m x 25m visibility splays can be achieved. The visibility splay y-length is based on Manual for Streets calculation for a 20mph road. The visibility splays should be measured from the furthest extents of the semi-detached parking spaces. The splays should be measured along the nearside kerb, wholly over the applicant's land or adopted highway and above nothing greater than 1m in height.

Bulay Road has a relatively steep gradient along the frontage of the semi-detached dwellings dropping away to the north and so the parking spaces may require retaining walls between them and a drainage gutter to the front, mirroring the arrangement of the existing dwellings on the opposite side of Bulay Road. The retaining walls were shown on Drawing No THORN-001 from the Outline Permission but are not included on the drawings submitted with the current Reserved Matters application. Details of these should be added to the drawing.

It is noted that there is a street lighting column (Unit ID 167424) located to the front of one of the parking spaces and this will need to be relocated to allow access to the parking space. This should be done under guidance from the Kirklees Street Lighting team and an additional charge will be made for this. The details of the relocation of the street light will need indicating on the approved drawing. This should be added as a condition.

The access to the parking for the detached dwelling is via a private driveway of approximately 45m length. No visibility splays were provided for this new access and due to a possible issue for the visibility to the left due to third party land, we would like to see the available splay length shown clearly on a drawing. Based on a 20mph road the visibility splay should be 2.4m x 25m measured along the nearside kerb, wholly over the applicant's land or adopted highway and above nothing greater than 1m in height.

It is not indicated if the driveway will be gated but if this is to be the case, the gate will need to be set back beyond the rear of the adopted footway by a minimum of 5m and the gates should be set to open inwards only. These details should be conditioned if required.

The semi-detached dwellings are shown as being 3-bedroom units and local parking standards require that these have 2 off-street parking spaces each. These parking spaces are clearly shown on drawing No THORN002. Although we were unable to measure from the drawing at the given scale of 1:50, the spaces have been compared to known dimensions and appear to be 2.4m x 4.8m dimension and this is acceptable.

The detached dwelling is shown on drawing No THORN 004 as having 4 bedrooms and local parking

standards require that a dwelling of this size should have 3 off-street parking spaces. An area of parking was shown adjacent to the detached dwelling on drawing No THORN-002 but no dimensions or details were provided. The drawing should clearly show three parking spaces of 2.4m x 4.8m with sufficient headway to allow vehicles to turn within the site, with the turning area marked on the drawing. It is noted that there appears to be suitable space for three parking spaces and manoeuvring, but they will need to be indicated with a swept path analysis if necessary.

No details were provided with the application in relation to waste storage and collection. The details should conform to the Kirklees Waste Strategy team guidance, which can be found at <https://www.kirklees.gov.uk/beta/planning-applications/pdf/waste-management-design-guide-new-developments.pdf>

We would like to see details of bin storage and bin collection presentation points for each of the dwellings. These should be in a location that is accessible to the collection team but not where the bins would obstruct the access or parking spaces or the adopted footway or highway for road safety reasons.

The detached dwelling on plot 5 is approximately 45m from the adopted highway and is thus outside the recommended bin carry distances for the waste collection crew. This would require a bin collection point being created, based on guidance given above, located to the rear of the adopted footway.

As there appears to be available space for bin collection points, the bin storage/collection details can be conditioned.

With this we consider that the application is acceptable on highways grounds with the following conditions.

Conditions

Prior to the development being brought into use, the sightlines of 2.4m x 25m along Bulay Road shall be shown on a plan and presented to the local planning authority for written approval and afterward these visibility splays be cleared of all obstructions to visibility exceeding 1m in height and these shall be retained free of any such obstruction throughout the lifetime of the development.

Reason: To ensure adequate visibility in the interests of highway safety

The buildings shall not be occupied until the existing street lighting column has been relocated to a location which must be agreed by the Council's Street Lighting Engineer that does not obstruct vehicle turning movements into the proposed parking spaces.

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

Notwithstanding the details shown on the approved plan, no development shall take place until a scheme detailing arrangements and specification for layout and parking have been submitted to and approved in writing by the Local Planning Authority. Before any building is occupied the development shall be completed in accordance with the details shown on the approved plans and retained thereafter.

Reason: To ensure a suitable access and layout in the interests of highway safety

The buildings shall not be occupied until the areas to be used by vehicles and/or pedestrians have been surfaced, sealed and drained in accordance with details that have previously been approved in writing by the Local Planning Authority.

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

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)

Order 1995, (or any order revoking and re-enacting that order) any gates or barriers for or over a vehicular access or egress shall be set back 5m from the back of Bulay Road and shall be hung as to only open inwards. So long as such gates or barriers are in position they shall be retained to only open inwards.

Reason: In the interests of highway safety and to avoid the need for vehicles to wait in the highway

Footnotes

The granting of planning permission does not authorise the carrying out of works within the highway and the changes to the access within the adopted highway fronting the property will need to be constructed under a 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.

Any retaining features affecting the highway will require formal technical approval by the Council as the Highway Authority. It is the applicant's responsibility to find out whether the work approved by this planning permission requires written approval from the highways structures team for works near or abutting highway and any retaining structures. We would recommend providing details of all proposed retaining features and underground storage facilities (including pipes) to Farhad Khatibi (structures team leader 01484 221000) at the earliest opportunity, who will be able to advise you of the necessary requirements in more detail.