Consultation Response from KC, Highways Development Management
2024/92626 land off, Far Lane, Hepworth, Holmfirth, HD9
Removal of equine buildings/structures and erection of detached dwelling
Date Responded: 19/11/2024. Responding Officer: D. Stainsby Responding Ref: K12-12/32

This application is for the removal of equine buildings/structures and erection of detached dwelling at land off, Far Lane, Hepworth, Holmfirth.

RECOMMENDATION:

As submitted the proposals do not provide enough information for them to be acceptable to Highways.

The following information is required.

- A swept path analysis to show that a Kirklees fire service vehicle can both access and turn within the site in the case of an emergency needs to be provided.
- Details of a bin presentation/collection should be provided, with the location being clearly marked on a drawing.

SITE ACCESS.

The access to the site is along an unsurfaced private drive approximately 120 m long and 2.5m wide and this would be suitable for a single dwelling.

No trip generation details were provided with the application; however, it is not considered that a development of this size and type would generate sufficient additional traffic as to have a severe impact on the operation or efficiency of the local highway network.

EMERGENCY ACCESS

For single private dwelling houses, appliance access should be to within 45m of all parts of the dwelling.

If the access to the proposed dwelling is longer than 20m then the emergency access requirements require that the minimum width of the driveway would need to be 3.7m for its full length.

A turning area for fire tenders is also required when the route is longer than 20m.

A swept path analysis to show that a Kirklees fire service vehicle can both access and turn within the site in the case of an emergency needs to be provided.

INTERNAL LAYOUT

Two car parking spaces are proposed, together with internal turning which is acceptable.

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the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.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

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