

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

2024/93017 51, Longcroft, Almondbury, Huddersfield, HD5 8XW

Conversion of garage to habitable accommodation and erection of fence

Date Responded: 24/03/2025

Responding Officer: CNB

Responding Ref: K6-14NW/1

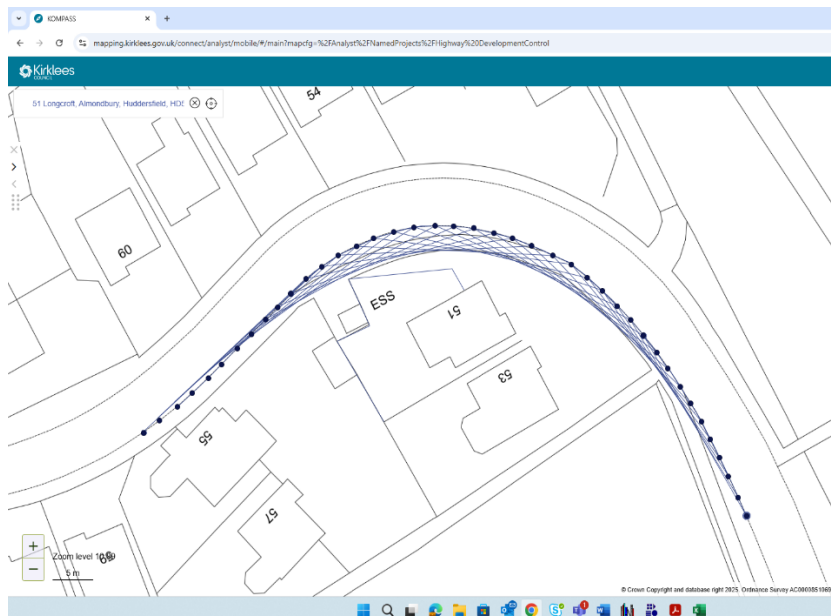
Revised Drawing Response

This highways consultation response is in relation to a revised drawing (No 0302-P03) relating to the above application and should be read in conjunction with the previous comments submitted on 24/03/2025 and appended below.

In the revised drawing the fence line has been shown to be offset by approximately 1m along the side connecting to the electricity sub-station. This would now allow for a 25m visibility splay to the right for vehicles exiting the garage/parking space for No 55 Longcroft, however we would request that a condition is added to ensure that anything within the area between the fence and the rear of the adopted footway is maintained to a maximum height of no greater than 1m to ensure clear visibility for drivers.

The 1m offset will also allow an increase of forward visibility around the bend on Longcroft adjacent to the application site.

Current highways design guidance requires that a 25m forward visibility length is available for this type of road, and this is displayed on the drawing below, showing the original proposed location of the fence.



This drawing has been constructed based on guidance given in Manual For Streets.

With this we are satisfied that the forward visibilities and the visibility splay for vehicles exiting the garage at No 55 are within standards and therefore would not like to object to the application but

request the following condition is added to any planning permission granted.

Condition

Upon completion of the fence works as shown in approved drawing 0302-P03, sightlines along the frontage of the site between the fence line and the rear of the adopted highway on Longcroft shall be cleared of all obstructions to visibility exceeding 1 m 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

Original Response (sent 24/03/2025)

This application is for conversion of a garage to habitable accommodation and the erection of a fence around an existing 3bed property fronting on to Longcroft, a 20mph two-way single carriageway residential access cul-de-sac of approximately 5.5m width with footways on both sides and street lighting present.

The road serves as access to approximately 76 dwellings and is close to a primary school and doctors' surgery and so additional on-street parking may occur, especially at school times.

The dwelling has 3 beds and this is to remain the same after the alterations and the local requirements for a 3-bed dwelling are for 2 off street parking spaces.

Drawing No 0302-P02 shows driveway parking to the front of the property and this scales at approximately 8.9m x 5.2m which would be suitable for parking two vehicles side by side. This is acceptable, however it will limit the width of the pedestrian access to the dwelling when two vehicles are parked side by side.

Greater concern has been raised about the line of the new 1.8m high fence surrounding the property. This has already been erected and so is submitted for retrospective permission, however drawing No 0302-P02 shows that the line of the fence is to be amended and angled inwards from the adopted highway. This angled alignment, although still limiting visibility more than before the fence was built, will allow for forward visibility of approximately 25m around the bend from the nearside kerb as prescribed in Manual for Streets and the Kirklees Highways Design Guide. For a 20mph road the guideline forward visibility length is 24.87m and so this is acceptable.

However, the location of the fence does reduce the visibility splay to the right for vehicles exiting the parking space/garage for No 55 Longcroft to only 17m and this would be below the recommended visibility splay y-length of 25m. In order to achieve this, the fence within the visibility splay for the garage at No 55 would need to be lowered to under 1m or the boundary of the fence moved inwards approximately 1m towards the electricity sub-station, allowing for a 1m grass strip between the fence and the rear of the footway at this location. Any planting within this 1m strip should be kept to below 1m in height by planning condition.

Until the full visibility splays can be clearly shown for the garage at No 55 we would not be able to support the application on highway safety grounds.