

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

2024/93212 New Closes Farm, Wickins Lane, Holmfirth, HD9 3RB

**Alterations to convert existing store/workshop to one dwelling with associated parking,
outdoor amenity space and landscaping**

Date Responded: 06/02/2025

Responding Officer: D. Stainsby

Responding Ref: K3-28/26

This application seeks approval for alterations to convert detached store to dwelling at New Closes Farm, Wickens Lane, Upperthong, Holmfirth HD9 3RB.

RECOMMENDATION.

The proposals are considered acceptable to Highways Development Management.

The application site is situated to the north of Back Lane; Back Lane is an un-adopted track and public right of way leading from Wickins Lane to public footpath HOL/71/20 and HOL/54/70.

Access to the track leading to the proposed site is from an existing access directly off Wickins Lane.

Wickins Lane connects Wolfstones Road to Dean Road and is subject to a 60-mph speed limit with observed estimated vehicle speeds of 30-40 mph and street lighting along its length.

The width of the existing access track is substandard with a width of 2.9 with small grass verge at either side, however passing places have been provided at regular intervals and shown in the plans.

Bearing in mind that this proposal is for the demolition of an existing store workshop and the erection of a two bedroomed dwelling the proposal is unlikely to significantly intensify the use of the existing access and, as a result, this is acceptable in highway terms.

Parking is proposed for 2 vehicles which meets the guidance for a two bedroomed dwelling

The provision of waste collection will remain as existing and is unaffected by the proposals.

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the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.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