

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

2024/93336 209, Scar Lane, Milnsbridge, Huddersfield, HD3 4PZ

**Erection of detached building to create dwelling forming annex accommodation associated
with 209, Scar Lane, Milnsbridge, Huddersfield, HD3 4PZ**

Date Responded: 28/01/2025

Responding Officer: CNB

Responding Ref: K2-10NE/3

This application is for the erection of a detached 2-bedroom dwelling in the garden of and forming an annexe to a dwelling with an existing access on to B6111 Scar Lane, a 30mph two-way single carriageway secondary distributor road of approximately 9.2m width with footways on both sides and street lighting present. The B6111 Scar Lane hosts a medium frequency bus route and there are stops within 85m of the proposed development site.

The access to the site is from the fourth arm of a mini roundabout at the junction of B6111 Scar Lane and Tintern Avenue and because of this we would not wish to support any development that causes a noticeable intensification of use of the access. As a detached 2-bed annexe to the existing dwelling at 209 Scar Lane we would not expect the proposal site to generate sufficient trips as to have an adverse impact at the junction. To maintain this level of trip generation we would request that a condition is put in place to keep the proposed building annexed to the existing dwelling and not to be rented commercially.

No parking is to be provided with the proposal building, however there is parking associated with the existing dwelling and any additional parking demand created by the proposals should be able to be accommodated within the existing car parking area without obstructing any turning areas.

We would expect any waste collection to be carried out as with the existing dwelling.

With this we consider the application to be acceptable on highways grounds with the following condition.

Condition

The development hereby approved shall be used as annexe accommodation by the owner / occupier of No 209 Scar Lane for their private use only and shall not be used for commercial purposes or sold or rented out separately.

Reason: In the interests of highway safety.