

Consultation Response from KC, Highways Development Management
2024/93536 Homelea, The Knowle, Shepley, Huddersfield, HD8 8EA
Alterations to convert integral garage into living space, erection of attached garage and formation of new driveway access
Date Responded: 07/02/2025 Responding Officer: CNB Responding Ref: K12-39/29

This application is for alterations to convert an integral garage to living space, the erection of a detached garage and formation of a new driveway and vehicular access from The Knowle, a 30mph two-way single carriageway rural access road of approximately 2.5m width with no footways or street lighting present. The road is paved adjacent to the dwelling but degenerates to an unmade path to the north of the site. North of the proposal site the road serves only field accesses, however the land to the west of The Knowle has permission for a residential development (24/90991) and there is to be a 3m footpath link between the residential development and The Knowle.

Due to its narrow width and lack of paved surfacing we would not expect vehicular flows along The Knowle to be above the occasional vehicle accessing the dwellings or field access. Although there is a through route between A629 and the site, we do not expect this route to be attractive to users with a more suitable alternative route being available from Abbey Road South, although this latter route is also used by HGV traffic accessing Eastfield and Victoria Mills.

There are stops on a medium frequency bus route within 300m of the site.

The current proposals are to convert an integral garage to living space with the erection of a detached garage and a new vehicular access. The proposals would not increase bedrooms within the dwelling and the amount of parking on-site will remain the same.

The new access will be located approximately 16m to the north west of its current location and would serve the proposed double garage and driveway that allows for turning on site so cars can enter and exit the site in forward gear for highway safety reasons.

The new access will need to be done within a s184 agreement with the council.

The proposed new location of the access is on the apex of a bend on The Knowle and would provide suitable visibility splays in both directions.

The residential development to the west of The Knowle (approval 24/90991) has a 3m footpath/cycleway linking the development to The Knowle and there were concerns raised that this ped/cyclist access would be in conflict with the proposed new vehicular access, however the two access points will be approximately 30m apart and suitable visibility between the two is available and so this is not viewed as a highway safety concern. The new 3m residential development access would be expected to generate an increase in pedestrian/cyclist use on The Knowle, however the current application would not generate any additional vehicular traffic on The Knowle.

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

Condition

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 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

Footnote

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.