

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

2025/90261 York House, 198, Barnsley Road, Denby Dale, Huddersfield, HD8 8TS

Reserved matters application pursuant to outline permission 2022/91024 for demolition of existing works and erection of residential development (3 detached dwellings)

Date Responded: 11/03/25

Responding Officer: CNB

Responding Ref: K17-20/29

This is a reserved matters application pursuant to outline permission 22/91024 for demolition of an existing works and the erection of three 4-bedroom dwellings with driveway and parking.

The access to the site was included with the 22/91024 outline approval and therefore is not included within this response. This application covers appearance, landscaping, layout and scale and these highways comments cover layout and landscaping.

The proposals are for a 3 dwelling residential development from an approved access as shown on drawing No (100)02. This drawing shows the access is to be gated and the gate is set back from the edge of the existing highway by approximately 5.5m and this would be acceptable for a car to be able to clear the highway whilst waiting for the gate to be opened. The gate should be set to open inwards only, and this should be included within a condition.

The access and internal driveway/parking is expected to remain as a private driveway and not be offered up for adoption by the local highway authority.

There is a driveway shown on drawing No (100)02 that would provide turning for vehicles within the site so they can enter and exit the site in forward gear. This should be clearly marked on the drawing as a turning area and should be kept clear to allow turning of vehicles for the lifetime of the development. This should be conditioned.

Each of the dwellings has 4-bedrooms, and to accord with local parking standards each dwelling should have three parking spaces with a single visitor parking space for the development. These spaces should be 2.4m x 4.8m and have suitable manoeuvring space available to allow cars to get in and out. Garages should have minimum internal dimensions of 3m x 6m to be classed as a parking space. Drawing No (100)02 clearly shows two driveway parking spaces per dwelling and a visitor parking space. Drawings No (100)03, 04 and 05 show the internal layouts of the dwellings and all include a garage of approximately 3m x 6m internal dimensions. The parking supply for the proposals as shown is acceptable.

As the site is not expected to be offered up for adoption and remain a private driveway, we would not expect a waste collection vehicle to enter the development and so collection would be made from the adopted highway. Drawing No (100)02 shows a bin collection presentation point, however this is approximately 8m from the edge of the adopted highway and is behind a gate. The collection point should be located in such a place that it is easily accessible to a collection team and this should be conditioned. Guidance on waste storage and collection for new developments can be obtained from the Kirklees Waste Strategy Team and can be found at <https://www.kirklees.gov.uk/beta/planning-applications/pdf/waste-management-design-guide-new-developments.pdf>

Based on the drawings submitted, no landscaping, boundary treatments or planting is expected to block any vehicle sightlines or visibility splays and therefore we do not consider the landscaping aspect of the reserved matters to create a highway safety impact.

With this we consider the reserved matters application to be acceptable on highways grounds with the following conditions.

Conditions

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 set back approximately 6m from the back of the carriageway as shown on drawing No (100)02 and 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 and to avoid the need for vehicles to wait in the highway

Before any dwelling is occupied, a turning area shall be clearly marked on drawing No (100)02 and then be provided in accordance with the details shown the approved drawing. The turning facilities shall thereafter be made available for use at all times by vehicles and shall be kept free from obstruction to such use.

Reason: In the interests of highway safety and to achieve a satisfactory layout

The buildings shall not be occupied until the areas to be used by vehicles and/or pedestrians have been surfaced, sealed and drained in accordance with details that have previously been approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to achieve a satisfactory layout

Before development commences, details of suitable storage, bin presentation points and access for collection of wastes from the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

Reason: In the interests of amenity and highway safety and to meet the requirements set out in Local Plan Policy LP24 part d(vi).