

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

2025/90527 Land adj, 67, Elm Tree Close, Norristhorpe, Liversedge, WF15 7BU

**Change of use of land to domestic garden, formation of access and hard surfacing and
erection of 2.0m high fencing, greenhouse and gazebo**

Date Responded: 8-4-2025.

Responding Officer: Mark Berry.

Responding Ref: 14-3NW-1.

This application seeks approval to the change of use of land to domestic garden, formation of access and hard surfacing and erection of 2.0m high fencing, greenhouse and gazebo at Land adjacent to 67, Elm Tree Close, Norristhorpe, Liversedge.

The site is located at the south-eastern end of Elm Tree Close, to the eastern side of the turning-head at the end of the cul-de-sac.

Access to the site is via Lodge Lane, which runs perpendicular to Elm Tree Close, and comprises a single-track road (and footpath SPE/141/40), with a passing place to the front of the site. To the eastern side of the site, adjacent to the boundary, is a footpath (SPE/145/20) which leads to Norristhorpe Lane to the north.

The proposals are retrospective and comprise the change of use of land to domestic garden (in connection with no.19 lodge lane), formation of access and hard surfacing (recycled macadam planning), and erection of 2.0m high fencing, greenhouse, and gazebo.

Access to the site is via a 6m wide gated access from Lodge Lane

Whilst Highways Development Management (HDM) have generally no objection to the use of the site for parking there are concerns regarding visibility and pedestrian/vehicle intervisibility as follows.

1, The 2.0m high fence to the frontage will obstruct visibility for vehicles using the proposed access onto Lodge Lane.

2, The fence will also obstruct visibility for pedestrians exiting the public footpath adjacent to the boundary (SPE/145/20) and the Elm Tree Close footway where it meets Lodge Lane.

For these reasons H D M would recommend that the fence is reduced in height to no more than 0.9m above the level of the adjacent highway and that suitable visibility and pedestrian/vehicle intervisibility is shown to be provided.