

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

2025/90809 Grange Nurseries, North View Road, East Bierley, BD4 6NS

Demolition of existing extensions and porch, erection of extensions and sun lounge to rear

Date Responded: 06/08/2025

Responding Officer: D. Stainsby

Responding Ref: K8-12SW/18

RECOMMENDATION:

The proposal cannot be supported by Highways DM without the following information.

The following information is required:

- A revised layout showing the required visibility splays should be provided to ensure that the minimum visibility can be provided for vehicles leaving the site.
- A revised layout showing the details of the access ramp should be provided to ensure that the retaining wall/ramp meets the requirements of the Kirklees Highway Structures Team

SITE ACCESS

The width of the proposed access is shown as being approximately 4m wide which is acceptable.

Any proposed gates should only open into the site and not obstruct the highway.

The proposed access 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

Manual for Streets states that for a 30mph speed limit sight lines of 2.4m x 43m should be achievable and demonstrated on a suitable plan. Any shortfall of this requirements should be in accordance with 85%ile wet weather speed readings (if below 30 mph).

There is an existing bus stop and shelter on North View Road that may need relocating if it obstructs visibility.

RAMP

The ramp into the lower internal area appears to be too steep and short to allow for vehicle access to the internal area. The ramp should ideally be at a gradient of no more than 1 in 10.

A revised plan should be provided showing the levels and gradient of the ramp.

To ensure the new access and ramp does not compromise the stability of the adjacent retaining wall of the adopted highway no development shall take place until details of the siting, design, structural calculations and material to be used in the construction of retaining walls/ structures near or abutting highway have been approved in writing by the Highways Structures.

Thereafter the development shall not be brought into use until the approved works have been constructed. The said works shall be maintained throughout the lifetime of the development.

INTERNAL LAYOUT

The proposal provides ample parking for the proposed dwelling, together with a turning area for vehicles to enter and leave the site in forward gear.

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