Consultation Response from KC,
Highways Development Management

2025/90931 adj, 258, Wakefield Road, Denby Dale, Huddersfield, HD8 8SU

Erection of dwelling with detached garage and associated external alterations

Date Responded: 29/07/2025.
Responding Officer: D. Stainsby
Responding Ref: K17-21/6

This application is for the erection of a dwelling with detached garage and associated external alterations.

RECOMMENDATION

The proposals are considered acceptable to Highways Development Management subject o a bin collection point being provided adjacent to the adopted highway.

VEHICULAR ACCESS:

Access to the site will be via the existing access point from A636 Wakefield Road. The new access is proposed to be 4.5m wide which meets the guidelines.

The changes to the access within the adopted highway 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 Highways Asset Management Team at vehicle.crossing@kirklees.gov.uk 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.

Internal turning is proposed to allow vehicles to access and leave the site in forward gear.

PARKING PROVISION

Ample parking provision is provided which more than meets the guidelines for a 4 bedroomed dwelling.

Prior to the development being brought into use, the approved vehicle parking areas shall 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on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development

WASTE STORAGE AND COLLECTION:

The Applicant states that bin storage will be kept within each property with the bin collection point to remain as it currently is, at the bottom of the driveway off Wakefield Rd. However, no bin storage areas are shown.

A bin collection/presentation point should be located adjacent to the public highway. The bin collection/presentation point must not obstruct the adopted highway or the access road.

Details of waste storage and collection should be provided, with the location of a waste collection presentation point being clearly marked on a drawing in such a location that is easily accessible to the collection team and where it will not obstruct the parking, access or the adopted highway for road safety reasons.

Details for waste storage requirements can be found in the document “Waste Storage and Collection Guidance for New Developments” which is available from waste.planning@kirklees.gov.uk. Or at https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx).