Consultation Response from KC, Highways Development Management
2025/91149 land at, Yew Tree Lane, Holmbridge, Holmfirth, HD9 2NR
Conversion of existing barn and outbuilding to form single dwelling, erection of new detached stables and implements store
Date Responded: 21/08/2025. Responding Officer: D. Stainsby Responding Ref: K3-27/25

This application is for the conversion of existing barn and outbuilding to form single dwelling, erection of new detached stables and implements store at land at, Yew Tree Lane, Holmbridge, Holmfirth

RECOMMENDATION.

The proposals are considered acceptable to Highways Development Management.

SITE ACCESS

Two existing accesses to the site from Yew Tree Lane will be retained as part of the proposed scheme.

The lower vehicle entrance will provide access to the yard and parking to the dwelling, whilst the upper will be closed to vehicles and provide a pedestrian access to the front of the dwelling.

The existing double barn doors on the northeast elevation will be permanently closed and become a feature in the wall of the proposed dwelling.

The existing vehicle entrance is currently used by the applicant making 3 or 4 trips per day and the existing barn doors are used for regular deliveries. The barn doors open outward onto Yew Tree Lane obstructing the highway

Although the sightlines for the proposed vehicle access do not meet the required standard it is considered that the following mitigating circumstances will improve highway safety at this location and on balance the proposals are acceptable to Highways D M

- The existing upper vehicle access will be closed to vehicles
- The existing barn access will be closed
- The existing vehicle access is already in use by the Applicant and the proposal will not increase its use significantly

INTERNAL LAYOUT

The proposal provides ample parking for the proposed dwelling, together with turning 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on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.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

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