Consultation Response from KC, Highways Development Management
2025/92167 94, St John's Road, Birkby, Huddersfield, HD1 5EY
Erection of single storey rear extension with room in roofspace to create new single dwelling/flat (within a Conservation Area)
Date Responded: 01/10/2025 Responding Officer: D. Stainsby Responding Ref: K5-5NE/15

This application is for the erection of single storey rear extension with room in roofspace to create new single dwelling/flat at 94, St John's Road, Birkby, Huddersfield

C643 St Johns Road is a 30mph two way single carriageway local distributor road of approximately 9m width with footways on both sides and street lighting present.

The unadopted access on to Blacker Road is approximately 30m from the signalised junction with St John's Road, with pedestrian facilities on each arm of the junction.

There are No Waiting at Any Time TRO markings around the junction with some restricted No waiting Mon-Sat 8am-6pm TRO markings on the frontage of the site on St Johns Road.
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The proposed extension will extend into the back yard area of the site creating a one bedroomed dwelling No trip generation details were provided with the application however the site is in a sustainable location and we do not consider that any increase in trips would be sufficient as to have a severe impact on the operation or efficiency of the local highway network.

Although no off-street parking has been provided it would be difficult to object on highway safety grounds given the sustainable location.

Drawing No TR-A25-0702-A5 shows the location of a bin store. However, is this just for the proposed flat or for the existing flat and shop as well. A bin store for the existing shop and flat together with the proposed flat should be marked clearly on the drawing to demonstrate these can be accommodated on the site. This should be conditioned.

With this we consider the application to be acceptable on highways grounds with the following condition.

Condition
Before development commences, details of suitable storage, bin presentation points and access for collection of wastes from the premises 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).