

**Consultation Response from KC,
Highways Development Management****2025/92267 adj, 37, Lingards Road, Slaithwaite, Huddersfield, HD7 5HY****Demolition of existing garages and erection of 3 dwellings****Date Responded: 18/12/2025****Responding Officer: D. Stainsby****Responding Ref: K1-32/20**

This application is for the demolition of existing garages and the erection of 3 dwellings.

RECOMMENDATION:

The proposals are acceptable from a Highways perspective subject to a footway being provided along the site frontage and details of bin storage being provided.

Lingards Road is a 30mph two-way single carriageway local distributor road with street lighting present.

The site currently consists of garages, concrete bases and a mix of concrete aprons and hard packed earth and is accessed from Lingards Road.

The proposal is to provide three 3-bedroomed dwellings.

2 car parking spaces per dwelling are proposed within the site frontage which is acceptable and is in accordance with the guidelines

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on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.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

SITE ACCESS.

Vehicular and pedestrian access is proposed directly from Lingards Road. However, there is currently no footway along the frontage of the site.

To ensure the safety of pedestrians accessing the proposed dwellings it is considered that a 2m wide footway should be provided along the site frontage. The footway should tie into the existing footway which currently terminates outside No 37 Lingards Road.

There is an existing lamp column on the site frontage, and this may require relocating as part of the proposals.

The highway works required to provide the new footway and vehicle accesses should be done under either a s278 or a s184 agreement, and the applicant is advised to contact the Kirklees Street scene team as soon as possible to arrange this. This should be added as a footnote.

Recommended Condition

Development shall not commence until a detailed scheme for the provision of a minimum 2.0m wide footway to the full site frontage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include construction specifications, white lining, signing and surface finishes. The approved scheme shall be completed before the occupation of the first dwelling on site and retained thereafter.

Reason: This is a pre-commencement condition in the interests of highway safety and to achieve a satisfactory layout in accordance with Policies LP21 and LP22 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

WASTE STORAGE AND COLLECTION:

No details have been provided on waste storage.

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>).