Kirklees COUNCIL

Consultation Response from KC, Highways Development Management
2025/92440 Lumb Lane Nurseries, Lumb Lane, Almondbury, Huddersfield, HD4 6SZ
Erection of five dwellings
Date Responded: 6-10-2025. Responding Officer: Mark Berry. Responding Ref: 6-14SW-4.

This application seeks approval to the erection of five dwellings at Lumb Lane Nurseries, Lumb Lane, Almondbury, Huddersfield.

The development proposals are for the removal of the existing buildings on site and the construction of five residential dwellings including associated access and parking.

Vehicular access to the site will be taken directly from Lumb Lane almost central along the site frontage. The proposed junction will have an initial width of 9 metres to allow simultaneous two-way travel, as well as enable a fire tender to enter, turn within, and exit the site

Plots 1 and 2 are 5 bedroomed detached houses with 6m x 3m integral single garages. Plot 3 is a four bedroomed house with single attached garage and car port. Plots 4 and 5 are 3 and 4 bedroomed semi-detached houses with garages and parking to the rear.

Generally parking for three resident vehicles per dwelling is shown to be provided. In addition, one visitor parking space will be provided within the site.

A bin collection point will be provided close to the junction with Lumb Lane.

2.4m x 43m are shown from the site access onto Lumb Lane.

Given that sufficient off-street parking, acceptable sight lines, bin collection points and internal vehicle turning is shown to be provided Highways Development Management (HDM) have no objection to these proposals in principle.

HDM would however recommend that a 2.0m footway is provided to the site frontage. This would ensure the proposed sight lines are protected and link to the foodways connecting to Sharp Lane. As stated in the Paragon Highways Statement there is a narrow footway linking the development site with Sharp Lane. Utilising the Sharp Lane footway system the centre of Almondsbury can be reached.

The length of the private driveway to the frontage of plot 1 should be extended to assist internal vehicle turning for the plot.