Consultation Response from KC,
Highways Development Management

2025/92539 adj, 49, Hopton Lane, Upper Hopton, Mirfield, WF14 8JN

Erection of detached dwelling with associated access and parking

Date Responded: 14/01/2026
Responding Officer: D. Stainsby
Responding Ref: K11-21/5

RECOMMENDATION.

The proposals are considered acceptable to Highways Development Management.

VEHICULAR ACCESS:

This section of Hopton Lane is a semi-rural adopted highway mainly made up of a mix of house types on one side and fields on the other.

Hopton Lane is subject to a 30mph speed limit and has traffic calming measures.

The site access is via a private drive will use the existing access on to Hopton Lane. The access will remain as existing and is acceptable.

INTERNAL LAYOUT.

Ample parking has been provided on site, together with internal turning enabling vehicle to enter and egress the site in forward gear.

The internal layout is acceptable

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the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.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

EMERGENCY ACCESS

Although the driveway to the proposed dwelling is longer than 20m, emergency vehicles will be able to access the site, and sufficient turning is available

WASTE STORAGE AND COLLECTION:

A bin collection/presentation point has been provided adjacent to the public highway which does not obstruct the adopted highway or the driveway.

These proposals are therefore considered acceptable to Highways Development Management