

**Consultation Response from KC,
Highways Development Management****2025/92634 274, Cumberworth Lane, Denby Dale, Huddersfield, HD8 8QS****Demolition of existing dwelling, garage and ancillary outbuildings and erection of two dwellings with associated works****Date Responded: 20/11/2025****Responding Officer: Ryan Kinder****Responding Ref: K17-12/45**

2025/92634 274 Cumberworth Lane, Denby Dale.

RECOMMENDATION: No objections subject to conditions.**Development Overview:**

The site takes access off Cumberworth Lane with the nearest village being Denby Dale. The site is located between the junctions of Wesley Terrace and Bluehills Lane. The application seeks planning permission for Demolition of existing dwelling, garage and ancillary outbuildings and erection of two dwellings with associated works.

Reference Plans/Documents:

Existing and proposed site layouts – ref 290-25-PL01-REV E dated 27.06.25

Highway Statement – ref 2445- REV 1 dated September 2025.

Adoption issues:

Existing private access road to remain private and not offered for adoption.

Vehicular Access:

It is proposed to access the site via an existing opening onto Cumberworth Lane, whilst its acknowledged the visibility is somewhat restricted onto Cumberworth Lane, the access is well established with no record of accidents associated with existing situation, in addition there will be a provision of a turning head at the end of the development which will be of sufficient size to accommodate a delivery vehicle/fire tender. Given the betterment of this arrangement enabling vehicles to access/egress the site in forward gear, on balance is considered acceptable from a highways perspective.

Parking:

The proposed development will have parking provision for up to 4 vehicles per dwelling, this is over and above the requirements in line with the Councils Parking guidance and considered sufficient.

Servicing/Bins:

Each dwelling will have a suitable bin storage point, bins will be collected via the indicated bin collection area indicated on the submitted plans.

Overall the proposal is considered acceptable from a highways perspective, please include the following conditions:

Areas to be surfaced and drained

Unless otherwise agreed in writing, prior to the development being brought into use, the approved vehicle parking areas shall 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 superceded; and thereafter retained throughout the lifetime of the development.

Reason: In the interests of highway safety and to achieve a satisfactory layout.

Turning facilities to be provided

Before any dwelling is occupied turning facilities shall be provided in accordance with the details shown on drawing no 290-25-PL01-E. The turning facilities shall thereafter be made available for use at all times by vehicles and shall be kept free from obstruction to such use.

Reason: In the interests of highway safety and to achieve a satisfactory layout.