



03 February 2026

HIGHWAYS NOTE

SITE: 5 PARK RIDING, NORTHGATE, HONLEY

SUBJECT: PLANNING APPLICATION FOR CONVERSION OF EXISTING RESIDENTIAL ANNEX TO 1NO RESIDENTIAL DWELLING

CLIENT: MS A GUEST

- 1.1 attp has been commissioned to prepare a Highways Note in support of a planning application for the conversion of an existing residential annex to 1No residential dwelling. The local planning and highways authority is Kirklees Metropolitan Borough Council (KMBC).
- 1.2 The annex, which was a former detached garage, has been completed following the grant of planning permission by the Council on the 2nd June 2021 (App No 2021/62/90219/W) which was described as ***“Erection of extensions and alterations to garage to create dwelling forming annex accommodation associated with 5 Park Riding, Northgate, Honley”***. A copy of the existing site layout is attached at **Appendix A**.
- 1.3 Access into the site for all modes will continue to be provided from Northgate and parking will remain within the existing courtyard, as shown on the proposed site layout a copy of which is attached at **Appendix B**.
- 1.4 The speed limit on Northgate, from which the site is accessed, is 30mph and as such, as per the guidance set out within the Manual for Streets, a visibility splay of 2.4m x 43m is recommended at the site access. As demonstrated on the drawing attached at **Appendix C**, this level of visibility is achievable at the site access.
- 1.5 There are parking spaces for four cars currently provided within the courtyard, only two of which are utilised by the occupant of 5 Park Riding. It is proposed that two of those parking spaces are assigned to the proposed residential dwelling, leaving the existing dwelling (5 Park Riding) with two spaces also. The drawing attached at **Appendix D** demonstrates that all four parking spaces can be manoeuvred by a large car whilst all other spaces are occupied.
- 1.6 Overall, it is considered that the site can be safely accessed and off street parking is provide. As such there are no highways or transport reasons that should prevent Kirklees Highways Development Management team supporting the proposals and ultimately the granting of planning consent.

APPENDIX A

General Notes
1. Dimensions are in millimetres unless stated otherwise.
2.Levels are in metres AOD unless stated otherwise.
3.Dimensions govern.
Do not scale off drawing.
4.All dimensions to be verified on site before proceeding.

				GG
00	27.09.2023	For Planning	Reason For Issue	Chk
REV	Date			
For Planning				
DRAWING STATUS				

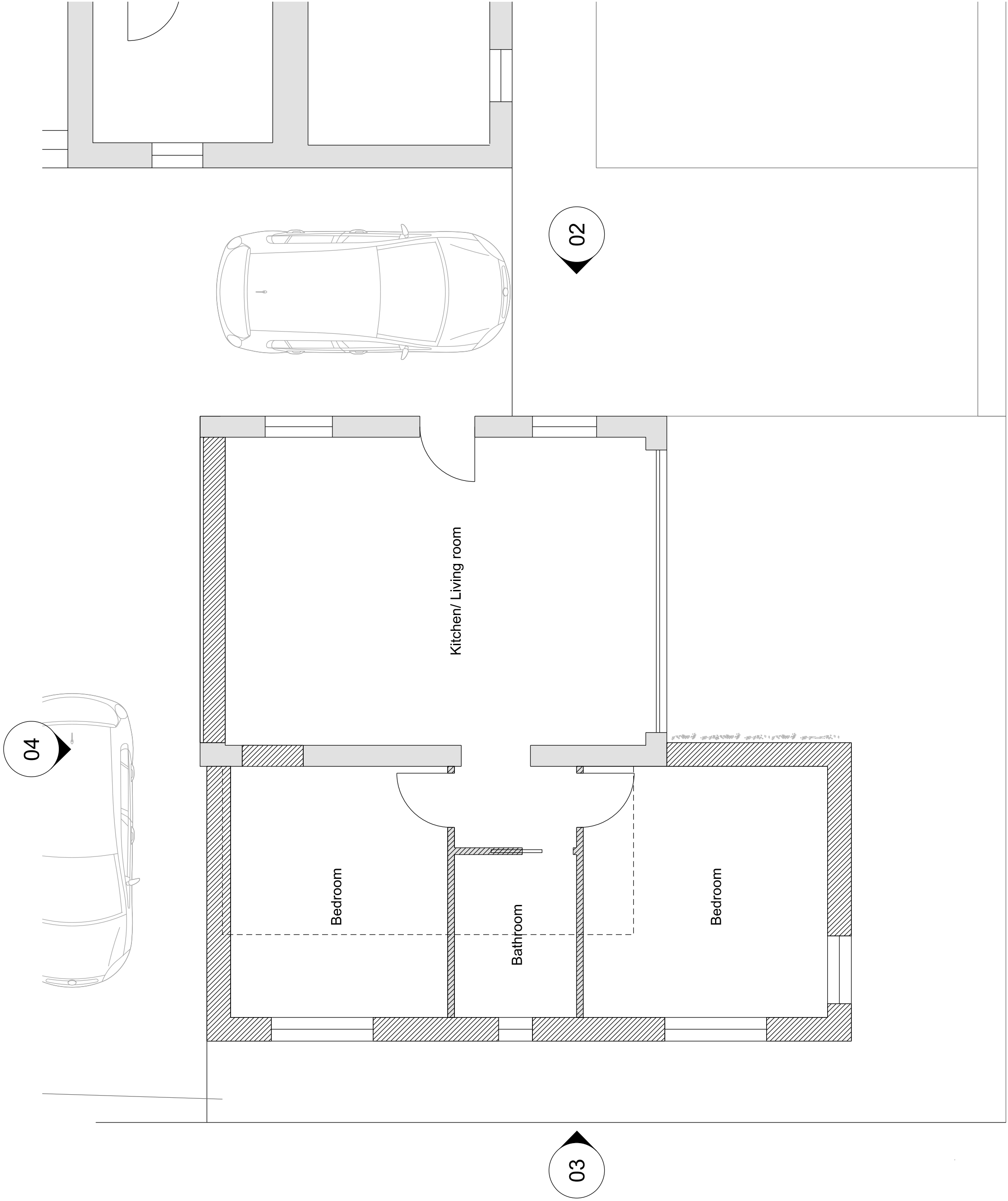
STUDIO.ELEPHANT
studioelephant.co

Client
Mrs A Guest
5 Park Riding
Honley
Holmfirth
HD9 6QL

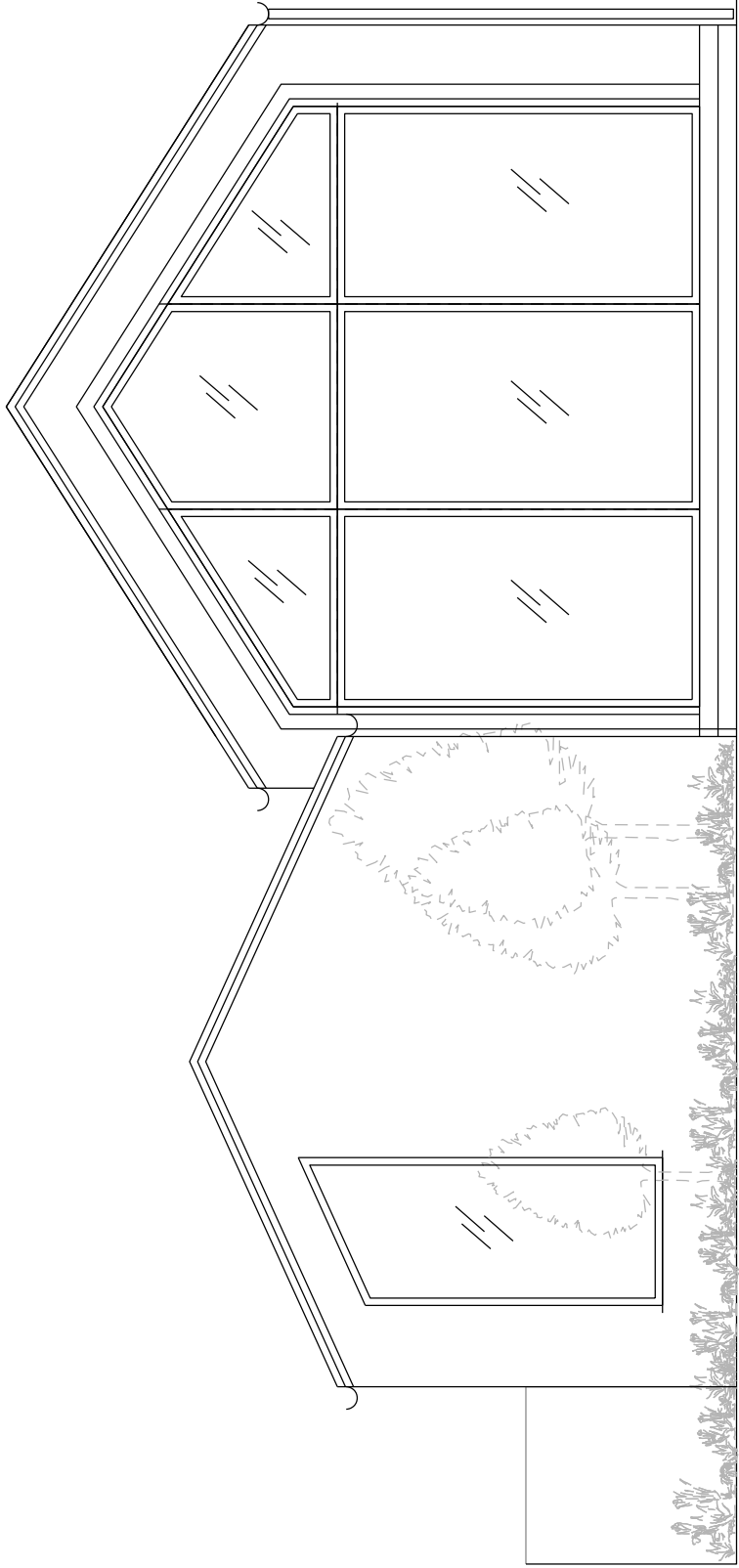
Keyplan	
Project	5 Park Riding

Drawing Title
Existing Plans

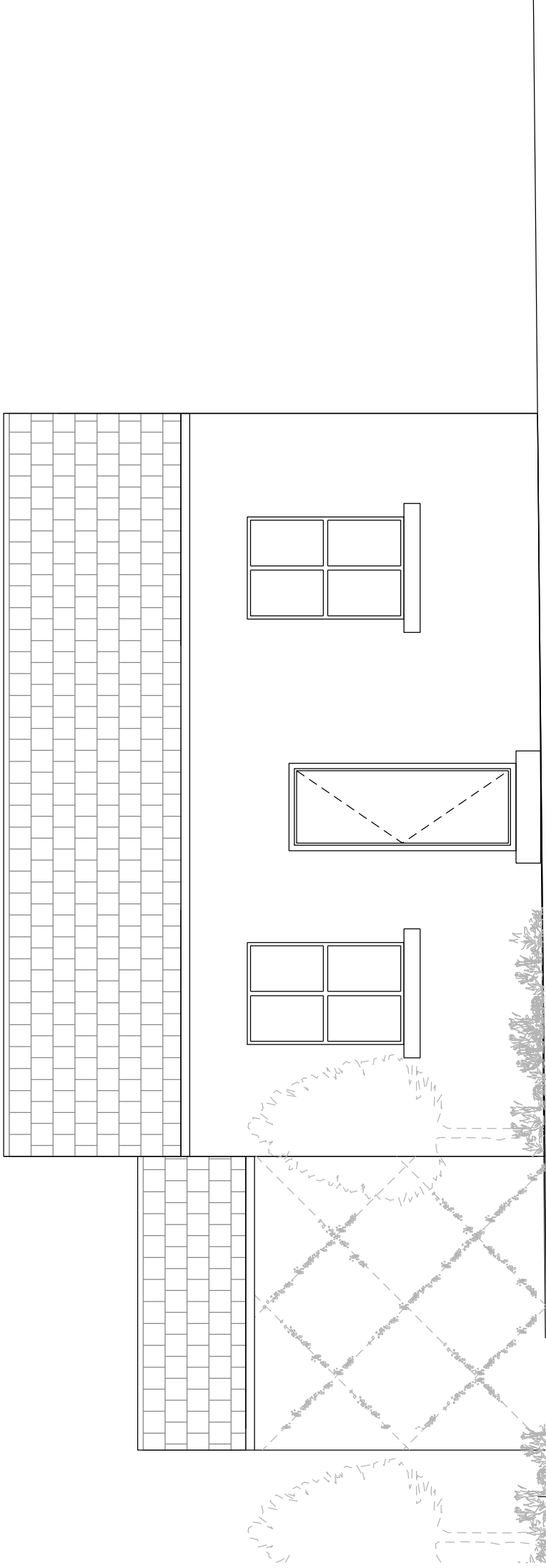
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1:50	1:100	25.09.23
Rev No.		00
Drawing No.		P002



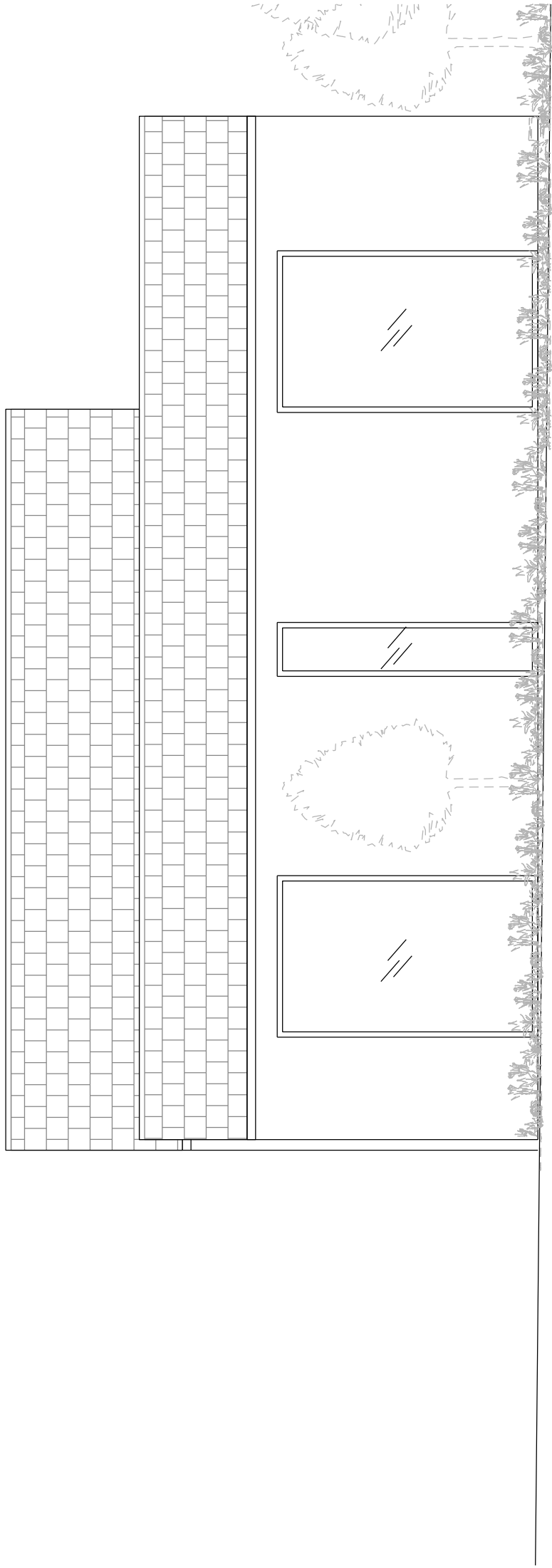
00 Proposed Plan
1:50



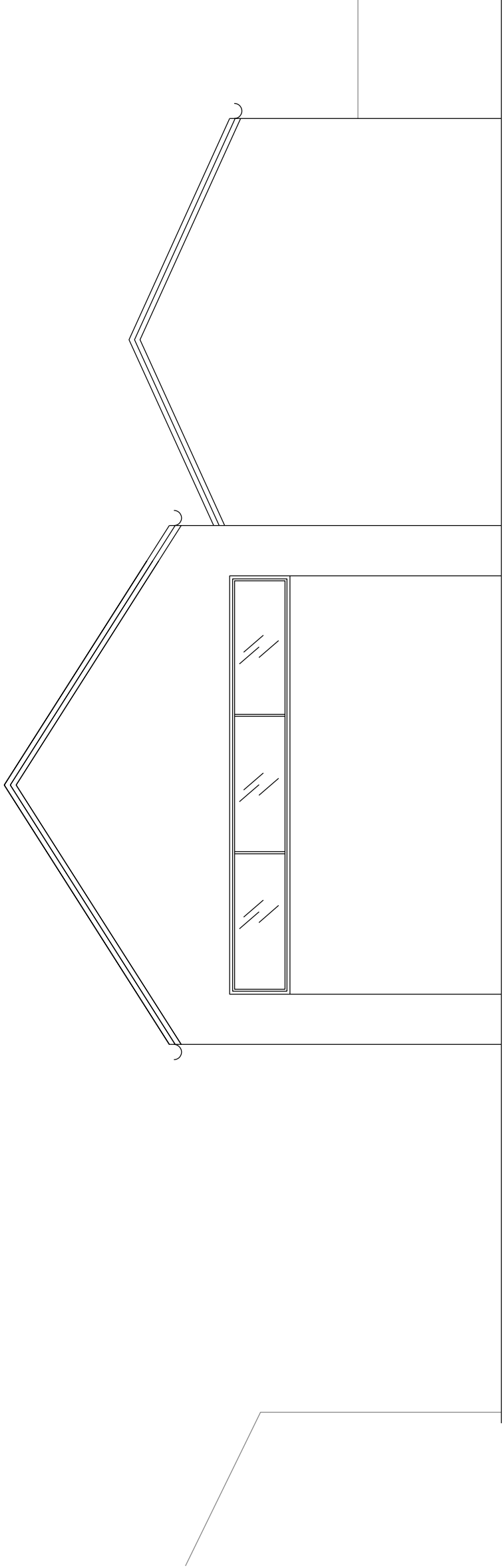
01 Front Elevation
1:50



02 Side Elevation
1:50

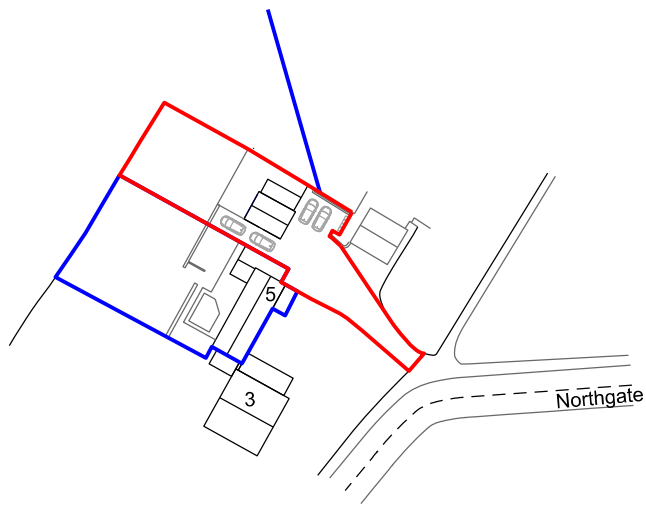


03 Side Elevation
1:50



04 Rear Elevation
1:50

APPENDIX B



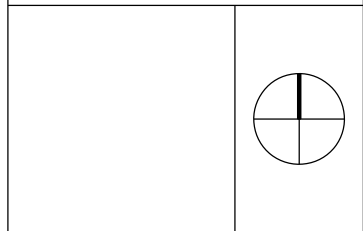
General Notes
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Proposed Application Site Boundary
Land owned by Applicant

00	27.09.2023	For Planning	GG
REV	Date	Reason For Issue	Chk

For Planning
DRAWING STATUS

Client
Mrs A Guest
5 Park Riding
Honley
Holmfirth
HD9 6QL

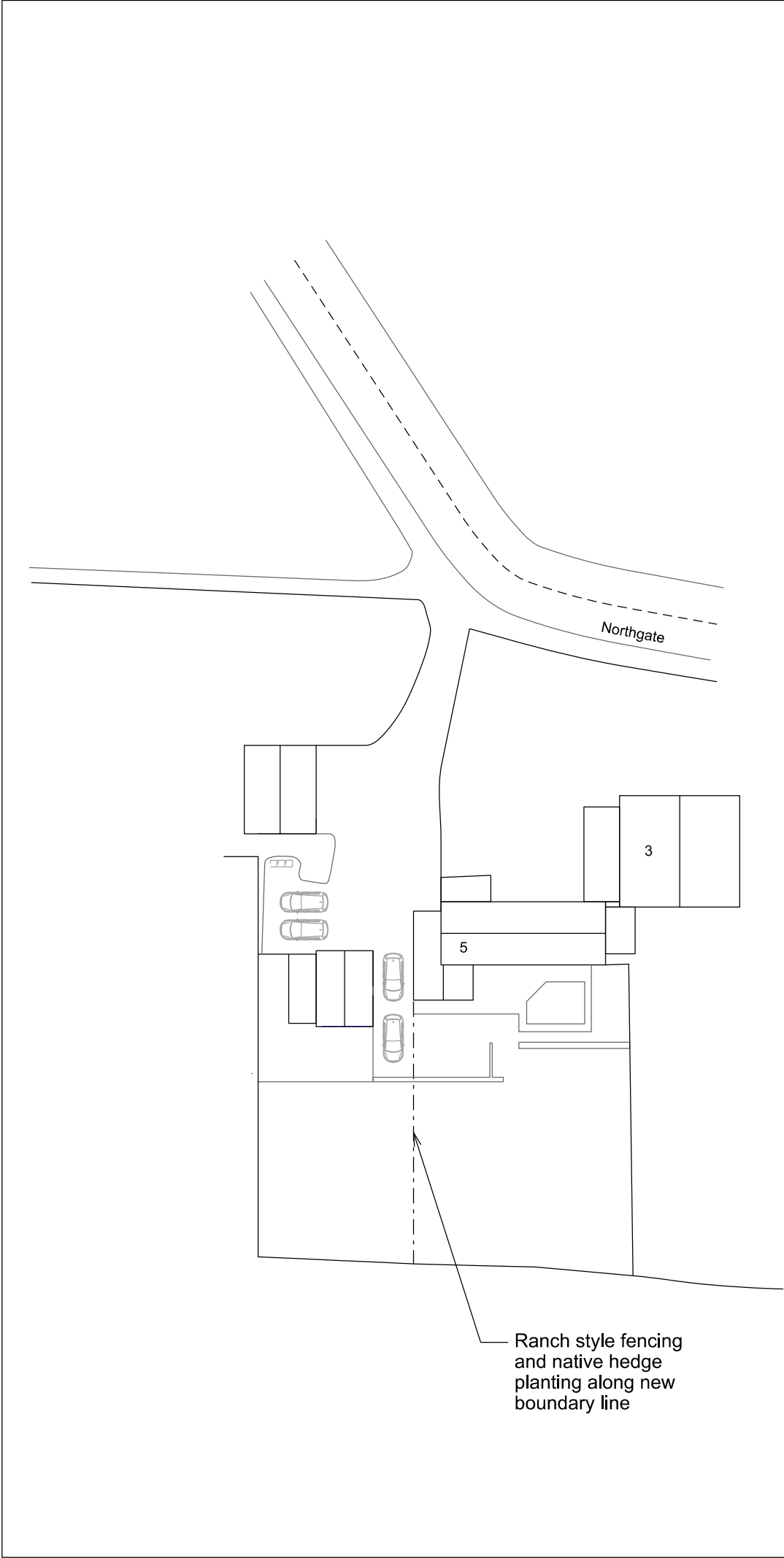


Project
5 Park Riding

Drawing Title
Proposed Site Plan

Scale at A4 1:1250	Date 15.08.24
Rev No. 00	

Drawing No.
P000



General Notes
1. Dimensions are in millimetres unless stated otherwise.
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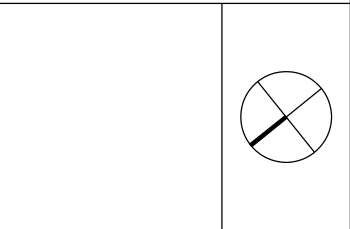
00	27.09.2023	For Planning	GG
REV	Date	Reason For Issue	Chk

For Planning
DRAWING STATUS

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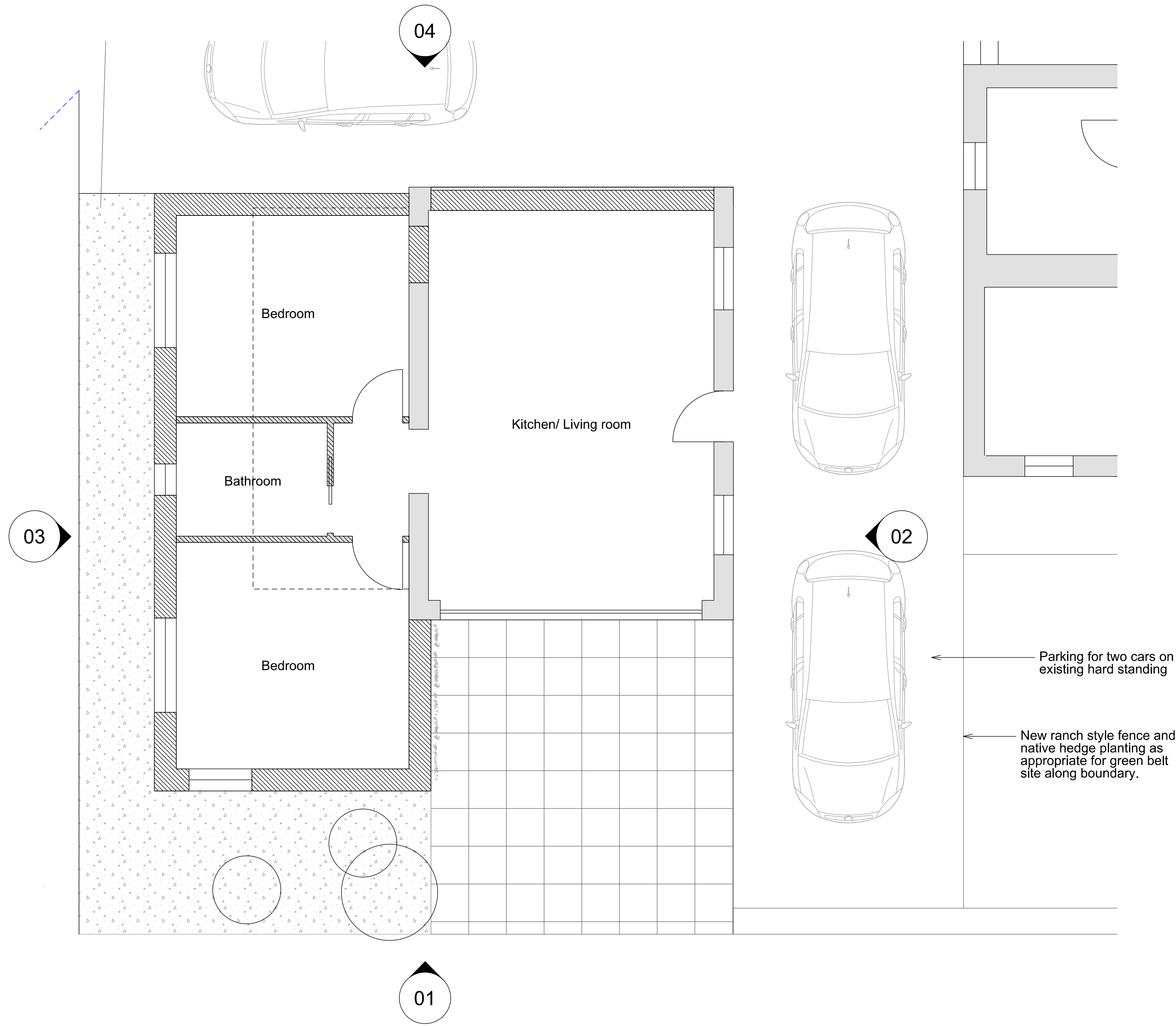
Client
Mrs A Guest
5 Park Riding
Honley
Holmfirth
HD9 6QL



Project
5 Park Riding

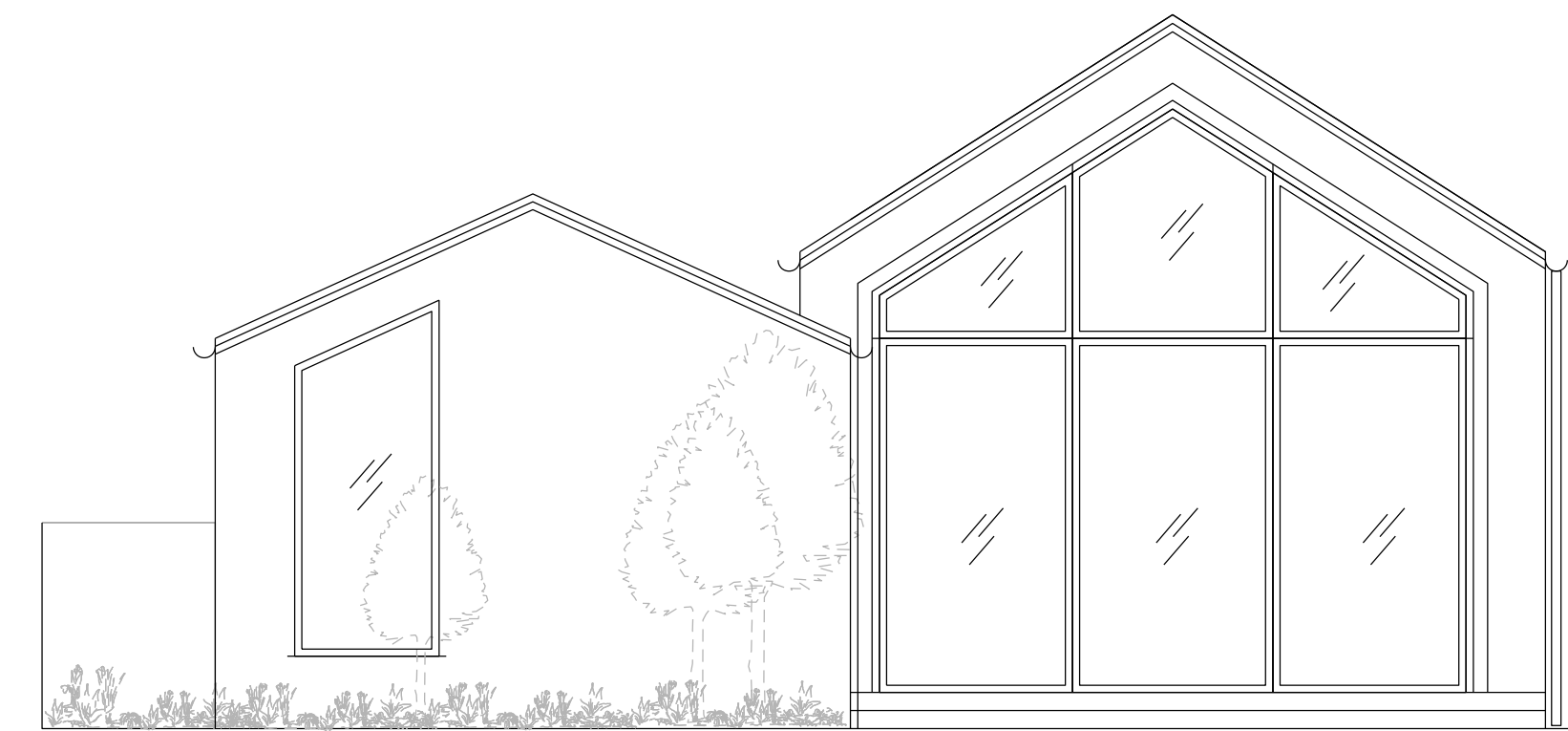
Drawing Title
Proposed Site Layout Plan

Scale at A4 1:500	Date 25.09.23
Rev No. 00	
Drawing No. P001	



00 Proposed Plan
1:50

02 Side Elevation
1:50



01 Front Elevation
1:50

04 Rear Elevation
1:50

General Notes
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4. All dimensions to be verified on site before proceeding.

00	27.09.2023	For Planning	GG
REV	Date	Reason For Issue	Chk

For Planning

DRAWING STATUS

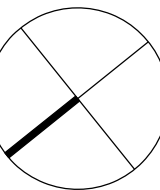
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Client

Mrs A Guest
5 Park Riding
Honley
Holmfirth
HD9 6QL

Keyplan



Project

5 Park Riding

Drawing Title

Proposed Plans

Scale at A1 1:50	Scale at A3 1:100	Date 25.09.23
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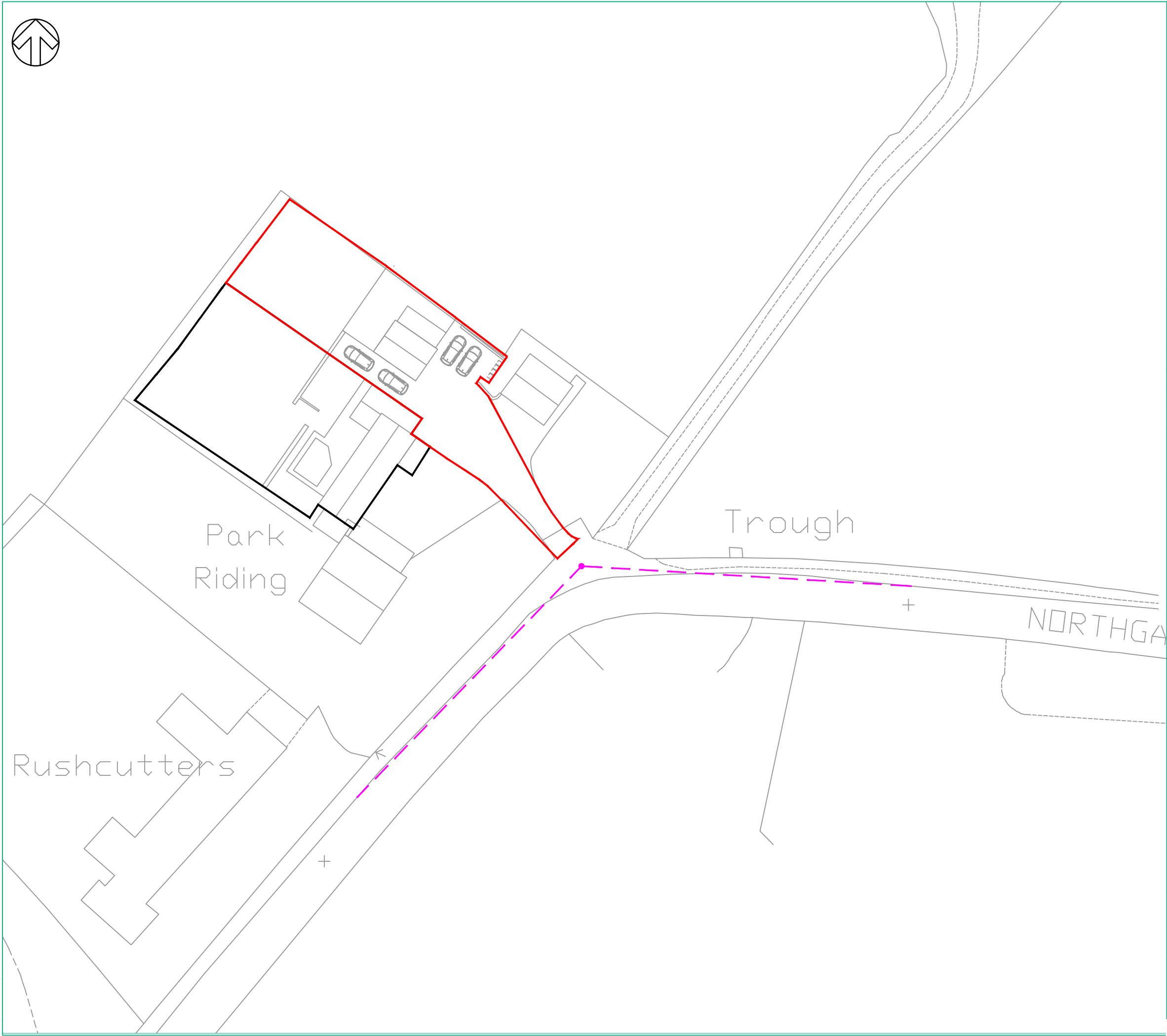
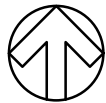
Rev No.

00

Drawing No.

P003

APPENDIX C



DO NOT SCALE

KEY

JUNCTION VISIBILITY SPLAY - 2.4 x 43m
(MANUAL FOR STREET - 30mph)

REV	DATE	BY	DESCRIPTION	CHK	APP
B	02/02/2026	TS	SITE LAYOUT UPDATED	AT	AT
A	26/09/2023	TS	SITE LAYOUT UPDATED	AT	AT
-	07/11/2022	TS	FIRST ISSUE	AT	AT

DRAWING STATUS:
FOR INFORMATION ONLY



CLIENT:
AMANDA GUEST

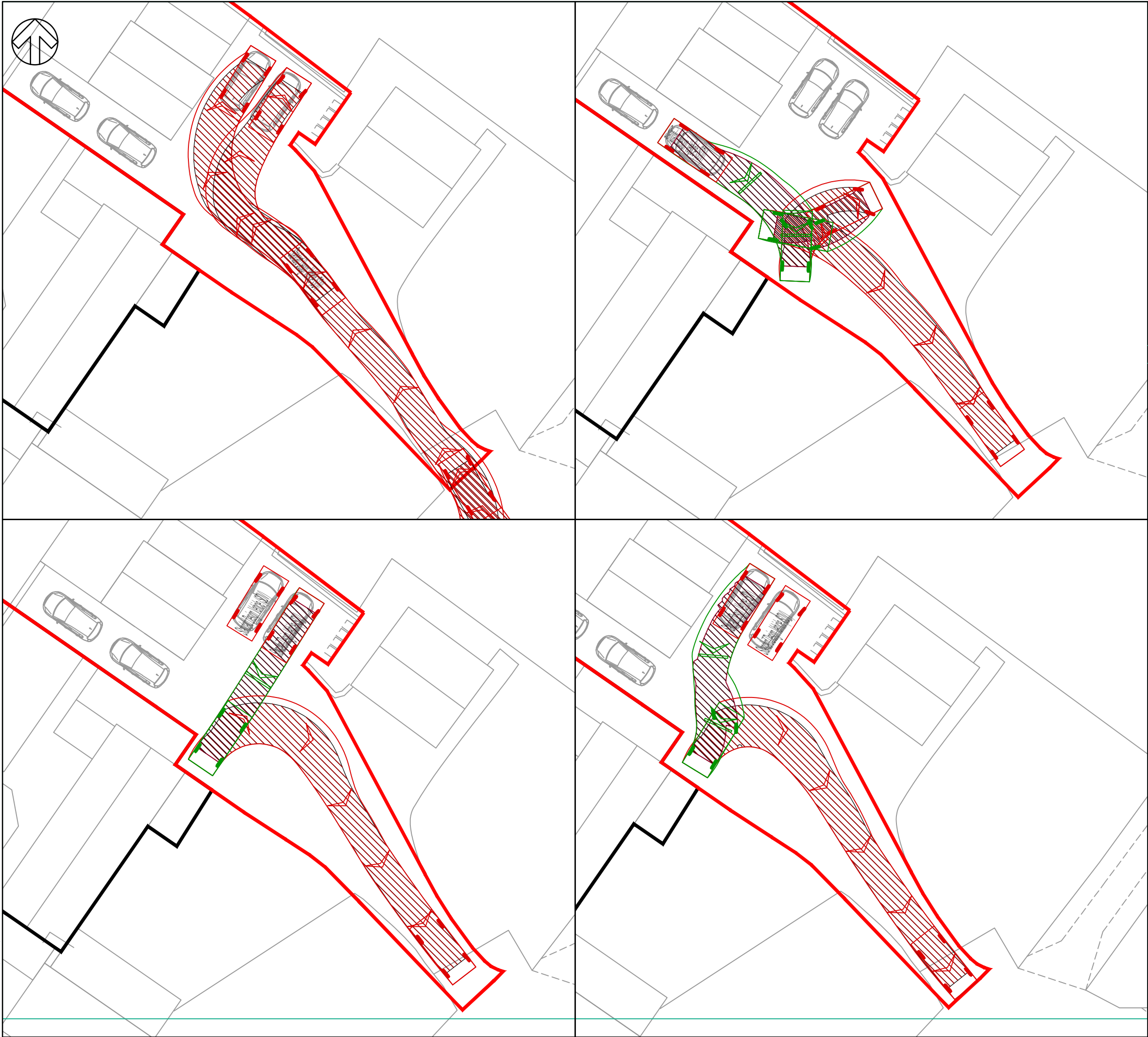
ARCHITECT:
STUDIO ELEPHANT

PROJECT:
5 PARK RIDING
NORTHGATE
HONLEY
HOLMFIRTH

TITLE:
VISIBILITY ASSESSMENT

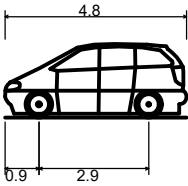
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CAD FILE: 22025_VIS_001.dwg	DESIGN-DRAWN: TS	DATE: 07/11/2022
PROJECT No: 22025	DRAWING No: 22025/VIS/001	REV: B

APPENDIX D



DO NOT SCALE

VEHICLE DETAILS



Standard Design Vehicle (SDV)		4.800m
Overall Length		2.000m
Overall Width		1.950m
Overall Body Height		0.100m
Min Body Ground Clearance		2.000m
Track Width		4.00s
Lock to lock time		6.000m
Wall to Wall Turning Radius		

B	02/02/2026	TS	SITE LAYOUT UPDATED	AT	AT
A	26/09/2023	TS	SITE LAYOUT UPDATED	AT	AT
-	07/11/2022	TS	FIRST ISSUE	AT	AT
REV	DATE	BY	DESCRIPTION	CHK	APP

DRAWING STATUS: FOR INFORMATION ONLY



CLIENT: AMANDA GUEST

ARCHITECT: STUDIO ELEPHANT

PROJECT: 5 PARK RIDING
NORTHGATE
HONLEY
HOLMFIRTH

TITLE: SWEPT PATH ANALYSIS

SCALE @ A3: 1:250	CHECKED: AT	APPROVED: AT
CAD FILE: 22025_SPA_001.dwg	DESIGN-DRAWN: TS	DATE: 07/11/2022
PROJECT No: 22025	DRAWING No: 22025/SPA/001	REV: B