

Consultation Response from KC Highways Development Management		
2026/90527 31 Cow Heys, Dalton, Huddersfield, HD5 9RG		
Erection Of Front Porch		
Date Responded: 08/04/26	Responding Officer: M Zenner	Responding Ref: 11-3SW/19
RECOMMENDATION: No objection to the proposals subject to compliance with Kirklees Dropped Kerbs guidance. The provision of the extended dropped kerb will be subject to the successful outcome of a Section 184 application to Kirklees Council.		
Development Overview:		
The application description states that the application is for the erection of a front porch. However, the submitted plans indicate the widening of the drive across the majority of the site frontage to increase the parking space available for the property, with a landscaping border located along the western boundary of the property. The property is located on Cow Heys, an unclassified road subject to a 30mph speed limit.		
Reference to Plans/Documents:		
➤ Application Form; ➤ Proposed elevation, site and floor plan – Dwg no 02; ➤ Existing elevations and floor plans – Dwg no 01; ➤ Location Plan – UK Planning Maps		
Policy:		
Local Plan Policies – LP5, LP19, LP20, LP21, LP22, LP23, LP24; Kirklees Highway Design Guide SPD; Kirklees Dropped Kerbs Guidance.		
Vehicular Access:		
At present there is an existing boundary wall interspersed with railings along the site frontage, which is adjacent to a pedestrian access gate and a vehicular access gate, both of which open inwards. Whilst the application description states that the proposals are for the erection of a front porch, the LHA also notes the proposed plan shows hardstanding for vehicle parking for across approximately 7.3m width of the frontage. The boundary wall and gates appear to be removed and there is approximately 6.7m length available between the proposed porch and the site boundary. The existing boundary treatment to the east side of the site appears to be of brick construction with timber panels which appears to be higher than 0.6m. Manual for Streets states that drivers need to be able to see obstructions from 2m high down to a point 600mm above the carriageway. The latter dimension is used to ensure small children can be seen. Ideally pedestrian visibility splays of 2m x 2m should be provided at either end of the proposed driveway.		

However, it is accepted that the arrangements are existing on the eastern boundary and there is a planting area proposed on the western boundary of the site which should afford visibility of pedestrians approaching from the west.

The Kirklees Highway Design Guide states that any parking surface located immediately in front of a property should be permeable, bonded/ interlocking and preferably finished with a natural material.

Furthermore, before it can be constructed, the parking area / driveway must have a way of preventing surface water from flowing onto the public highway to comply with Section 163 of the Highways Act 1980.

Whilst there are no objections in principle to the proposals on highways grounds the proposed plan demonstrates an amended / widened vehicular access to the property which would need to be secured from Kirklees Council in accordance with Section 184 of the Highways Act 1980. Full details of the application process are detailed here: [Dropped kerbs | Kirklees Council](#)

Informatives:

Dropped Kerb / Vehicular Crossing S184

The applicant is advised that the creation of a vehicular access, including any dropped kerb or alteration to a dropped kerb will require the prior approval of the Local Highway Authority under Section 184 of the Highways Act 1980. Planning permission does not grant consent for such works. A separate application must be made to the Highway Authority and any approved works must be carried out by an authorised contractor in accordance with the Authority's specifications. All costs associated with the construction and any necessary alterations to the public highway must be borne by the applicant. Full details of the application process is as follows: [Dropped kerbs | Kirklees Council](#)

Conclusion: No objection to the proposals subject to compliance with Kirklees Dropped Kerbs guidance. The provision of the extended dropped kerb will be subject to the successful outcome of a Section 184 application to Kirklees Council.