

Consultation Response from KC, Highways Development Management
2026/90926 3, Lower Rotcher, Rotcher Lane, Slaithwaite, Huddersfield, HD7 5AZ
Erection of two storey and first floor side extensions and formation of parking area with associated works
Date Responded: 8 May 2026
Responding Officer: Sheila Henley
Responding Ref: 1-32/31

Recommendation: No objection subject to conditions and advisories

Plan ref: Proposed Plans and Elevations

The site is likely to be dependent on motorised vehicles; although there are local facilities and services within walkable distances, including bus stops with infrequent services.

To further support sustainable travel cycle parking in an enclosed and secure storage facility is recommended in line with the Kirklees Highway Design Guide SPD.

Additionally, for the installation of an electric vehicle charging point.

The proposal includes the creation of a new access from Rotcher Lane on removing the existing retaining wall and several trees and providing a new retaining wall after undertaking excavations. The new connection to the public road will require a separate permission from Highways including any relevant structural approval.

Within the site there is to be an area of hardstanding to accommodate off-street parking to serve the existing dwelling on completing the proposed extension.

There would be sufficient space to accommodate at least two cars in line with advice set out in the KHDG SPD for three bedroomed units and to meet policy LP22.

Hardstanding is to be in tarmac which is acceptable on it being permeable or surface water drainage will be needed to prevent run-off onto the highway.

Bin storage and collection arrangements are to be retained.

On construction, works within and adjacent the public road will be necessary requiring separate permissions from Highway via road licences or permits, such as for placement of equipment and materials, and road openings: Refer: <https://www.kirklees.gov.uk/beta/transport-roads-and-parking/kirklees-council-permit-scheme.aspx>

The proposal does not raise significant issues for road safety or network functionality to meet policy LP21 with on-site car parking likely to be beneficial given the narrowness of Rotcher Lane. The amount of traffic is expected to be similar to current use to be immaterial.

Accordingly, no objection is raised subject to a request for planning conditions and advisories:

- a) Means of Access: The means of access to and from the site shall be in accordance with the preliminary access design shown on the approved plan named Proposed Plans and Elevations and fully constructed and made operational prior to the development being brought into use and thereafter retained and maintained for the lifetime of the development.

To ensure the free and safe use of the highway, in the interest of highway safety.

- b) Retaining Walls: Before the development commences a scheme detailing the location and cross-sectional information together with the proposed design and construction details for all new retaining walls/ building retaining walls adjacent to the proposed adoptable/ existing highway together with any proposed modifications to existing highway retaining walls shall be submitted to and approved by the Highway Authority in writing. The approved scheme shall be implemented prior to the commencement of the proposed development and thereafter retained during the life of the development.

- c) Vehicle and Pedestrian Spaces to be Laid Out: No dwelling shall be occupied until all areas and associated features shown on the approved plans to be used by vehicles and pedestrians, including paths and parking areas have been laid out, surfaced and drained, such that loose materials and surface water does not discharge or transfer onto the adjacent highway, and shall thereafter be retained and maintained for the lifetime of the development.

To ensure the free and safe use of the highway, in the interest of highway safety.

Advisories:

- i. New vehicular access: The development hereby approved includes the creation of a new vehicular access. You are advised that before undertaking working in the highway you will require a Section 184 licence from the Highway Authority. These works shall be to the Highway Authority's specification and constructed to its satisfaction. Please contact 01484 414700 about obtaining this permission and approval of the construction specification.

Please also note that the construction of vehicle accesses within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.

Further information is available at:

<https://www.kirklees.gov.uk/beta/transport-roads-and-parking/kirklees-council-permit-scheme.aspx>

- ii. Structures: It is the applicant's responsibility to find out whether the work approved by this planning permission requires written approval from the Highways Structures section for works near or abutting highway and any retaining structures. Contact Highways Structures Section on 01484 414700 who can advise further on this matter.