

**Consultation Response from KC,  
Highways Development Management**

**2026/91103 Dry Hill Farm, Dry Hill Lane, Denby Dale, Huddersfield, HD8 8YN**

**Erection of detached dwelling with garage, formation of driveway off existing entrance and gardens**

**Date Responded: 11 June 2026**

**Responding Officer: Sheila Henley**

**Responding Ref: 17-28/2**

## Revisions

Reference to Plans: 1137/00-10 Rev J 10 Proposed Site Plan Plot 5; 1137/00-22 Proposed Floor Plan and Elevations Plot 5.

The proposal site is likely to be dependent upon motorised travel despite being within 400m of a bus stop, the bus services are infrequent. Additionally, there is a lack of a continuous footway connecting the proposal site with the bus stops with the need to cross the A635 Barnsley Road via a dropped pedestrian crossing on the eastern side of the junction.

To support mode choice, policies LP20 and LP22, as well as Active Travel, cycle parking can be accommodated within the proposed integral garage as recommended in the Kirklees Highway Design Guide SPD.

An electric vehicle charging point is necessary to further encourage sustainable travel.

The existing gated access is to be modified by widening to c4.8m on removing the gate and part of the adjacent boundary wall. This would allow bi-directional movement and shared use with pedestrians.

The connection to the highway to better align with the access and should be appropriately surfaced to the Kirklees specification This will require a separate permission from Highways. Refer: <https://www.kirklees.gov.uk/beta/transport-roads-and-parking/dropped-kerbs.aspx>

The visibility splays of 2.4 x 43m in each direction have been accepted previously in this location despite the 60mph speed limit, but these are not drawn from the midpoint of the existing access. Instead, appear to relate to intended access position for the refused planning application 2025/62/90001/E as well as the access junction to the south. A revision is necessary and for it to be resubmitted for approval.

Within the site the scheme proposes a driveway and an area of concrete hardstanding leading to the main entrance of the proposed dwelling and integral garage for off-street parking. An area for bin storage is indicated.

The integral garage is of adequate size with an internal dimension of 6.1 x 6.0m sufficient to count towards car parking and the storage of cycles and other items.

The concrete surfacing should be of a permeable type of surface water drainage provided with a scheme to be submitted for approval.

There would be space for at least four cars with two to be parked in the integral garage. The amount of car parking is above the suggested requirements outlined in the KHDG SPD for a four plus bedroomed dwelling of three spaces but would allow for flexibility in line with policy LP22 such as for visitor provision.

Additionally, the area of hardstanding allows for turning within the site to facilitate entry and exit in a forward gear.

There is adequate space for bin storage for roadside collection.

The proposal for an additional dwelling does not raise significant issues for road safety or adverse material impact on network functionality to meet policy LP21 on confirmation of the visibility splays.

Should the LPA be minded approving this planning application, the following planning conditions and advisory are requested.

Conditions:

- a) Electric vehicle charging point: Development shall not be occupied until Electric Vehicle Charging Points have been provided in accordance with a scheme that shall have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall thereafter be retained for the lifetime of the development.

Reason: In the interest of promoting sustainable travel.

- b) Areas to be surfaced and drained: 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 superseded; and thereafter retained throughout the lifetime of the development.

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

Advisory:

- i. The granting of planning permission does not authorise the conducting of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) regarding obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings 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.