

Supporting Statement for Planning Application

Application: Conversion of Front Garden to Driveway

Address: 8 Binns Lane, Holmfirth, HD9 3BL

Local Planning Authority: Kirklees Council

Applicants: Mr Nicholas Spruce & Mr Daniel Cossar

We moved to 8 Binns Lane on 30 June 2025. At the point of purchase, we did not fully appreciate the volume of traffic using Binns Lane. Since moving in, it has become clear that the road is frequently used as a cut-through route from Upperthong and surrounding areas into Huddersfield. Neighbours have advised that while traffic levels have increased during the Holmfirth town centre regeneration works, Binns Lane was already a well-used route prior to this, and therefore we do not anticipate a significant long-term reduction in traffic volumes once the works are completed.

Since moving to the property, both of our vehicles have been damaged (in total on three separate occasions) while parked on the highway outside our home. In each case, the damage was caused by passing vehicles and the drivers did not stop to exchange details. We always park as close as possible to our garden wall while still allowing sufficient space for large vehicles to pass safely. Despite this, the narrow width of Binns Lane, combined with high traffic volumes and the proximity of the blind junction with Cooper Lane, creates a challenging and unsafe environment.

We regularly observe convoys of vehicles travelling along Binns Lane at speed when approaching the junction with Cooper Lane. These vehicles often meet oncoming traffic travelling uphill on Cooper Lane, resulting in vehicles needing to reverse back along Binns Lane. In these situations, vehicles parked on the highway outside our property present an unavoidable obstruction, making manoeuvring particularly difficult and increasing the likelihood of collisions.

The properties opposite our home, numbers 7 and 9 Binns Lane, both have driveways. While our neighbours are supportive and understanding of our situation, parking on the highway outside our property restricts access to their driveways and makes manoeuvring on and off their properties more difficult.

Binns Lane also forms part of the Upperthong Circular bus route. The presence of our vehicles narrows the carriageway and at times makes it challenging for buses to pass, particularly if another vehicle is parked nearby. Although there are no marked bus stops on this section of the road, buses regularly stop adjacent to our property to allow passengers to board and alight, which results in the bus having to block the highway due to the restricted width caused by on-street parking.

The pavement opposite our property is narrow, and we frequently witness drivers misjudging the available space when passing parked vehicles. This often results in vehicles partially mounting the pavement, creating a safety risk for pedestrians. We are also concerned by the speed at which some motorists attempt to navigate this narrow section of road.

The lane is poorly lit at night, with no street lighting in close proximity to our property. As a result, vehicles parked on the highway are poorly illuminated, further increasing the safety risk for passing traffic, particularly for vehicles travelling at speed.

There is very limited alternative parking available near our property. Cooper Lane, for example, operates a residents' permit scheme. When we first moved to the area, we contacted the council to enquire about eligibility for permits on Cooper Lane, but were advised that we are not eligible as we do not reside on that street.

For the reasons outlined above, we have concluded that converting our front garden into a driveway is the only feasible option to protect our vehicles and improve highway safety directly outside our home. While this represents a significant and unexpected financial investment, it would remove the need for on-street parking at this location and reduce risks to motorists, pedestrians, bus users, and neighbouring properties.

An additional benefit of the proposed driveway is that it would enable us to install an electric vehicle charging point in the future. Providing off-street parking with charging infrastructure would support the council's wider sustainability and low-emission transport objectives by facilitating the transition to electric vehicles.

Please see below a photograph of one of the instances of damage caused to one of our vehicles parked correctly on the highway outside our home.

