Consultation Response from KC, Highways Development Management
2026/91506 Land adj, 114, Marsh Lane, Shepley, Huddersfield, HD8 8AS
Erection of single storey rear extension and front porch to existing barn/outbuildings to form dwelling with associated internal and external works
Date Responded: 10 July 2026 Responding Officer: Sheila Henley Responding Ref: 12-32/20

Plan ref: (20)002 – Block Plan; (20)001 Proposed GA.

The proposed barn conversion and extension indicate inclusion of a garage, retention of the existing access and formation of a hardstanding area of parking and turning plus the formation of a new, replacement agricultural access to the north of the existing.

In relation to the barn conversion and extension, the site is likely to be reliant on motorised vehicles despite local facilities and services within Shepley that could be reached by modes other than the car. The proposal site is within 400m of a bus stop with regular Monday to Saturday bus services.

Cycle parking could be accommodated within the garage to support Policy LP20, encourage mode choice and Active Travel.

An electric vehicle charging point would be required to further support sustainable travel and lowering of emissions under policies LP20 and LP24. This requirement can be covered by a planning condition.

The proposed pedestrian and vehicle arrangements for the barn conversion and extension are acceptable from the highway perspective. Access is to be retained, Whilst the garage is under the recommended internal size of 6.0 x 3.0m at 5.2m x 3.7m, it would be able to be counted towards the parking of a small car and / or the storage of cycles and other items. Regardless, there is ample exterior off -road space for parking and turning to accommodate at least three car parking spaces as advised under the Kirklees Street Design Guide SPD with sufficient flexibility to meet policy LP22, including visitor parking.

Any new hardsurfacing would require confirmation of materials to ensure no gravel tracks onto the highway and to be of a permeable type or there would be need for installation of a surface drainage scheme with submission of details for approval.

There is space for bin storage for kerbside collection.

The proposal for a dwelling does not raise significant issues for road safety or network functionality to meet policy LP21. The number of movements is likely to be less than when operating as part of an agricultural business albeit patterns are likely to vary with more activity for the traditional weekday peak hours for the purpose of work and school.

For the new agricultural access and track, these are not reflected in the description and seek to clarify whether this is considered permitted development. The Block Plans do not show the changes to form the track. Additionally, there is insufficient information to meet policy LP21 with an absence of detail on the layout and surfacing to demonstrate safe and convenient access and egress.

There are planned accesses opposite under planning approval 2024/91202 with on-street parking in proximity, including across from the intended access raising safety concerns from conflicting movements.

To establish that the access will be safe and convenient, details for approval are necessary of:

i. Layout at a larger scale with dimensions annotated.

ii. Visibility splays in each direction for the speed limit or based on 85th percentile speeds passing the site with no obstruction within the splay at a height not exceeding 1.0m.

iii. Demonstration of turns into and out of the proposed access with parked vehicles indicated through a swept path analysis tracking a tractor and trailer or similar.

iv. Any gating.

v. Surfacing.

vi. Details of the expected number and type of movements.

Should the proposed access be acceptable, it will require a verge crossing through a separate permission from Highways by licence under s184 Highways Act 1980. Refer. https://www.kirklees.gov.uk/beta/transport-roads-and-parking/dropped-kerbs.aspx

These works must be undertaken to the Kirklees specification by a contractor approved to work on public roads to the satisfaction of Highways.

Overall, the proposal for the formation of a dwelling is acceptable on providing details for an evcp and new surface materials as well as technical and geometric information on the form and operation of the replacement agricultural access, if relevant.