

Consultation Response from KC, Highways Development Management
2026/92181 rear of, 19, Helme Lane, Meltham, Holmfirth, HD9 5PF
Erection of detached dwelling
Date Responded: 9 September 2026 Responding Officer: Sheila Henley Responding Ref: 3-7/25

Recommendation: No objection.

Plan ref: 26-024-02 Planning
Reference to planning approval: 2023/92751

The proposal site scores slightly below average overall on the DfT's Connectivity Tool. Yet, it is within 400m of bus stops with frequent bus services and a reasonable walkable distance of c800m to other local facilities, such as a supermarket.

Cycle parking could be provided within the garage to support policies LP20 and LP22, Active Travel objectives and mode choice. The garage could accommodate one space per dwelling as desired under the Kirklees Highway Design Guide SPD or one per bedroom under the later guidance in LTN1/20.

An electric vehicle charging point will need to be installed to meet building regulations and to support sustainable travel and the lowering of emissions under policies LP20 and LP24.

The existing access from Helme Lane is to be retained to the north of no.27. Its layout is adequate and previously accepted, such as for the last planning approval 2023/92751/

Within the site there are areas of hardstanding for parking and turning as well as garaging which are of adequate dimensions to accommodate at least three car parking spaces as recommended in the KHDG SPD for four bedroomed houses. There would be flexibility to meet policy LP22 with space for visitors too.

There is space for bin storage; although pull distances could be quite long depending on its position and the Applicant is advised to consider its location to comply with building regulations.

A fire and rescue appliance would be able to reach the intended dwelling from Helme Lane.

The proposal is unlikely to give rise to severe adverse impacts for capacity, congestion and cumulative impacts on the transport network, or an unacceptable impact on highway safety during to meet policy LP21. The usage is expected to be similar to the extant use albeit with differing pattern of activity.

Accordingly, the proposal is acceptable in highway terms for no objection to be raised.