

**KIRKLEES COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
HIGHWAYS DEVELOPMENT MANAGEMENT**

PLANNING REF 2017/62/93197/E0/LB
CATEGORY Minor

PROPOSAL ERECTION OF DETACHED
DWELLING AND FIRST FLOOR
EXTENSION TO EXISTING
DWELLING

LOCATION 125 OXFORD ROAD
DEWSBURY
WF13 4EH

APPLICANT SCHEME DESIGNS LTD

HDC Ref. No. K14-10SW/40
Highway Officer Jamie Turner
O. S. Ref. 232 220
Date Received 23/10/2017
Target Date 13/11/2017
Date Returned 02/11/2017
Decision
Route No. Unclassified
Road Name OXFORD ROAD
Adopted
Footpath DEW 114-10
Footpath prown emailed 23/10/17
Highway scheme No

Potential Committee:

Checked by / date Sam Lewis 23/10/2017

This application seeks approval for the erection of a detached dwelling and first floor extension to an existing dwelling at 125 Oxford Road, Dewsbury.

The proposal consists of the demolition of an existing garage, the extension of the existing property to a four-bedroomed dwelling, and the creation of a new three-bedroomed dwelling within the existing curtilage. The proposal creates four off-street parking spaces; two for each dwelling.

The parking provision is below the levels set out in Kirklees' UDP, which recommends three off-street parking spaces for a dwelling with four or more bedrooms and two spaces for a three-bedroomed dwelling. Highways DM would wish to see a minimum of three off-street parking spaces for the four-bedroomed dwelling. Given the land available, this should not be unachievable.

The current access measures at 3.8m wide, and Highways DM would wish to see this increased to a minimum of 4.5m for two dwellings. Drawing no. 0563/003/A3/Rev appears to show this, but confirmation by way of the access being dimensioned on a plan is requested.

As per the above, please ask the applicant to provide the following information:

- Off-street parking provision increased to meet UDP standards and dimensioned on a plan.
 - The width of the access onto Oxford Road dimensioned on a plan.
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