

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

PLANNING REF 2017/62/93660/E0/NT
CATEGORY Minor

PROPOSAL CHANGE OF USE FROM
OFFICE(A2)TO 4 FLATS,ERECTION
OF DORMER WINDOWS TO FRONT
AND REAR AND INSTALLATION OF
NEW WINDOWS AND DOORS

LOCATION 68 DAISY HILL
DEWSBURY
WF13 1LS

APPLICANT MDA

HDC Ref. No. K15-2NW/31
Highway Officer Jamie Turner
O. S. Ref. 244 216
Date Received 08/11/2017
Target Date 29/11/2017
Date Returned 15/11/2017
Decision
Route No. Unclassified
Road Name DAISY HILL
Adopted Yes
Footpath No
Highway scheme Yes
TRO'S& IN CONSERVATION AREA

Potential Committee:

Checked by / date Sam Lewis 08/11/2017

This application seeks approval for the change of use from office (A2) to 4 flats, erection of dormer windows to front and rear and installation of new windows and doors at 68 Daisy Hill, Dewsbury.

Daisy Hill is an unclassified road in a central location with excellent transport links, being less than 250m from Dewsbury Railway Station. The development consists of four one-bedroomed dwellings with no off-street parking. Although Daisy Hill is subject to traffic regulation orders on both sides of the highway, the central location means that there are a number of pay and display car parks in close proximity to the site, including on-street space on Grove Street.

Bin Storage is demonstrated in Drawing Number WF/07/P03.

Parking standards in the UDP suggest 1 space per apartment. Whilst the parking provision is below standard, the site is considered to be in a sustainable location in a recognised centre with good public transport links, and in the heart of Dewsbury town centre. Highways DM therefore raise no objection to this matter.

These proposals are considered acceptable from a highways point of view and Highways DM has no wish to resist the granting of planning permission.

No specific conditions are deemed necessary.
