

Consultation Response from KC Highways
2019/90317 Goat Hill Farm, Bristfield Road, Bristfield, Dewsbury, WF12 0NU
Outline application for erection of detached dwelling with detached double garage and ancillary outbuildings
Date Responded: 11/03/19 Responding Officer: JT Responding Ref: K16-6/20

This application seeks outline approval for the erection of a detached dwelling with detached double garage and ancillary outbuildings at Goat Hill Farm, Bristfield Road, Bristfield.

At this stage only layout and access are being considered with all other matters reserved.

Drawing no. 1849-01 shows the proposed dwelling being served by a new driveway with ample parking for three or more vehicles. However, bin storage and collection points, access by an emergency vehicle, and driveway widths have not been shown. In addition Public Right of Way DEW/79/20 runs through the site, but is not shown on the plan.

Given this, the application provides insufficient information to allow a proper highway assessment.

Please ask the applicant to provide the following information:

- Bin storage and collection points demonstrated on a plan.
- Access to within 45m of all points of the buildings by a fire appliance shown on a plan, including swept path analysis of access and egress in a forward gear. Alternatively, a dry riser arrangement can be proposed and demonstrated.
- PROW DEW/79/20 marked on a plan including widths retained as per the existing.
- Driveway widths to the public highway shown. Highways DM would usually expect a private driveway for two or more dwellings to be a minimum of 4.5m. Regular passing places may be deemed acceptable in this instance.

