

Consultation Response from KC Highways
2019/91239 The Shears, 201, Halifax Road, Hightown, Liversedge, WF15 6NR
Demolition of existing public house and erection of four dwellings
Date
Responded:09/05/2019
Responding Officer:MB
Responding Ref:9-4NE-4

This application seeks approval to the demolition of an existing public house and the erection of 4 detached dwellings at The Shears, 201, Halifax Road, Hightown, Liversedge.

The application site is The Shears Inn public house and car park located on the southern side of A649 Halifax Road.

Each of the 4 dwellings has a driveway with parking for 2 vehicles and access directly onto Halifax Road.

The existing footway to the site frontage varies in width. Scaling from the plans the width varies from between 0.9m and 2.3m.

Whilst this proposal could be considered acceptable in principle Highways Development Management have a number of concerns as follows.

1,Given the size of the dwellings and that they are all 4 bedroomed 3 off-street parking spaces should be provided.

2,The width of the proposed driveways is only 4 metres which is insufficient to allow vehicles to turn into and out of the proposed parking spaces.

3,No bin collection points are shown to be provided.

4,The width of the existing footway should be widened to a minimum of 2.0m to the full site frontage. This will improve sight lines from the proposed driveways onto Halifax Road and pedestrian facilities along this section of Halifax Road.