

Consultation Response from KC Highways Development Management
2019/92855 Corfe Close/Windmill Lane, Birstall, Batley, WF17 0JW
Erection of 7 dwellings
Date Responded: 18-10-2019
Responding Officer: Mark Berry
Responding Ref: 13-8NE-21

This application seeks approval to the erection of 7 two bedroomed dwellings at Corfe Close/Windmill Lane, Birstall, Batley

This is an existing garage site between Corfe Close and Windmill Lane.

The site currently contains 27 garages presumably for the use of the residents of the nearby flats and housing and an electricity sub-station.

This proposal shows a total of 7 dwellings, 5 dwellings with access from Corfe Close, plots 4 to 7 and 3 dwellings with access from Windmill Lane, plots 1 to 3. Access to the sub-station is retained from Corfe Close.

Plots 1 to 3 have one off-street parking space within a driveway to the front and a bin storage point.

Plots 4 to 7 have parking along the Corfe close frontage. 7 spaces are proposed including 3 visitor parking spaces.

11 spaces are shown to be provided within the existing grassed verges surrounding the existing parking court to Corfe Close. Given that residents already park within the parking court this additional parking can't be considered to provide new parking spaces in companion for the loss of the existing garages.

27 parking spaces are lost within the existing garages with no new spaces provided in compensation. The proposed additional parking formalises the existing parking arrangements.

There is no footway along Windmill Lane to the frontage of plots 1 to 3.

No bin collection points are shown.

In Summery Highways Development management views are as follows:

This application should consider the loss of the existing garage parking spaces. Highways Development Management would not wish to support this application if it cannot be shown that this proposal will not result in the displacement of significant numbers of off-street parking onto the adopted highway.

Any application should include the provision of a new 2 metre wide footway to the Windmill Lane site frontage

A footway should also be provided across the existing access from Corfe Close. Access to the sub-station can be provided by a vehicular dropped crossing.

Bin collection points should be provided to allow bins from the new dwellings to be presented on collection day without obstructing the footways on Corfe Close or Windmill Lane.