

Consultation Response from KC Highways Development Management
2019/92962 Field House, 15 , Wellington Road, Dewsbury, WF13 1BQ
Erection of additional storey and conversion of building to provide 23 self-contained apartments and A3 use in basement and part of ground floor (Listed Building within a Conservation Area)
Date Responded: 14/10/19 | Responding Officer: J Turner | Responding Ref: K15-2NW/9

This application seeks approval for the erection of an additional storey and conversion of building to provide 23 self-contained apartments and A3 use in basement and part of ground floor (Listed Building within a Conservation Area) at Field House, Wellington Road, Dewsbury.

The Design and access statement supplied by DLA Design describes the proposal as renovating the existing basement so as to introduce circa 530m² of A3 restaurant accommodation. Ground floor level will provide circa 190m² of A3 café/coffee shop accommodation to the south side and the main residential entrance to the north, including a small reception and post area, refuse and cycle stores and two large one bedroom apartments. The buildings existing staircase will be refurbished and a new passenger lift will run between ground and third floor levels.

First and second floor levels will accommodate seven apartments per floor level. These comprise four large one bed apartments and three two bed apartments.

Third floor level accommodates the lower, bedroom levels of seven duplex apartments. These are six two bed and one three bed apartments.

A proposed new build fourth floor provides the main living and kitchen areas to the duplex apartments. Three of the apartments have east facing external terrace spaces.

The scheme provides a total of twenty three new apartments.

No off-street parking is to be provided by the proposed development, however the site is directly across from Dewsbury Railway Station, and benefits from being in the recognised town centre of Dewsbury. Public transport links are excellent, befitting the central location. As such, the lack of off-street parking provision is not a concern in this instance.

Given the cycle and bin storage provided, the scheme is acceptable from a highways perspective.

Please add the following condition to the decision notice:

Travel Plan:

Within 3 months of the granting of consent a Green Travel Plan for the site shall be submitted to and approved in writing by the LPA. The Travel Plan shall be comprehensive in respect of encouraging the use of all modes of alternative transport to the private car and include overall targets for reductions in private car trips, annual monitoring and enforcement of the approved plan. No part of the development shall be brought into use until the approved travel plan has been brought into effect.

Reason: In the interests of the safe and free use of the highway.

