

Consultation Response from KC Highways Development Management		
2019/93243 Cotebrook House, 3, Cote Close, Shelley, Huddersfield, HD8 8JL		
Demolition of existing storage sheds/workshops and garages and erection of two detached dwellings		
Date Responded:07-11-2019	Responding Officer:M Berry	Responding Ref:12/34-8
This application seeks approval to the demolition of existing storage sheds/workshops and garages and erection of two detached dwellings at Cotebrook House, 3, Cote Close, Shelley, Huddersfield. The proposal is to build 2 detached houses on an area of land to the west of Cotebrook House currently occupied by eight buildings including storage sheds, workshops, garages and a Turkey Shed. Access to the site is via existing un-adopted roads Long Lane and Cote Close and a track leading from Cote Close to the application site. Cote Close and the access from Cote Close to the proposed dwellings are narrow, un-made and insufficient in width to allow two vehicles to pass and are therefore considered to be sub-standard.. This application provides insufficient information to allow a proper highways assessment. No details of any proposed improvements to the access or the provision of passing places are provided. No details of the proposed parking, internal turning or emergency or refuse vehicle access are provided. Recommended standards are as follows: Kirklees Council has not set local parking standards for residential and non-residential development, however in practice the majority of new 2 to 3 bedroom dwellings within Kirklees have provided 2 off-street car parking spaces with 4+ bedroom dwellings providing 3 off-street car parking spaces. Passing places are normally provided at 40 metre intervals. Refuse vehicle access residents should not be required to carry waste more than 30 m (excluding any vertical distance) to the storage point; waste collection vehicles should be able to get to within 25 m of the storage point and the gradient between the two should not exceed 1:12. There should be a maximum of three steps for waste Emergency vehicle access there should be a minimum carriageway width of 3.7 m between kerbs; there should be vehicle access for a pump appliance within 45 m of single family houses; a vehicle access route may be a road or other route; and fire service vehicles should not have to reverse more than 20 m.		

