

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: 10-01-2020	Responding Officer: Mark 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 either directly via an existing driveway from Dam Hill and from Dam Hill via existing un-adopted roads Long Lane, Cote Close and a gated track leading from Cote Close to the application site. The existing access onto Dam Hill is steep and at an acute angle with poor sight lines in both directions. This access is therefore considered to be sub-standard in terms of its width, gradient, sight lines and alignment onto Dam Hill. Long Lane, Cote Close and the access from Cote Close to the proposed dwellings are narrow, relatively steep, un-made and insufficient in width to allow two vehicles to pass. Long Lane meets Dam Hill at an acute angle with poor sight lines in both directions. This access is also therefore considered to be sub-standard. Given that the access into the site from Dam Hill and from Dam Hill via Long Lane and Cote Close are sub-standard this application should be refused on Highway safety grounds.		

