

Consultation Response from KC Highways Development Management**2019/93284 Clayton West United Reformed Church, Church Lane, Clayton West, Huddersfield, HD8 9LY****Alterations to convert former church to 6 dwellings****Date Responded: 14/11/19 | Responding Officer: J Turner | Responding Ref: K17-38/11**

This application seeks approval for alterations to convert a former church to six dwellings at Clayton West United Reformed Church, Church Lane, Clayton West.

The proposal would see the creation of four two-bedroomed apartments and two of three bedrooms. Six off-street parking spaces are proposed to serve these dwellings.

A bin storage space is shown in drawing no. 2019-110-202, however, this shows space for only six bins, when at least twelve bins will be required to serve the properties (or larger communal bins). No details of bin collection have been shown, and a collection pad for six bins should be shown within 8m of the public highway.

The access is on a significant incline and, from the levels provided, appears to be far greater than the recommended 1:10 gradient in parts.

Off-street parking provision is below the recommended given the size of the proposed apartments. At least eight off-street spaces plus two visitor spaces would be expected, or justification for the shortfall using empirical data (TRICs or local car ownership statistics) submitted. Provision for the storage of cycles should also be demonstrated.

The parking spaces become more difficult to access and exit as you get further into the development, with awkward reversing manoeuvres making the spaces unappealing to use. This is likely to exacerbate the issue with on-street parking. It is also noted that there is no footway on the roadside of the church.

Given the above, the proposals are not acceptable from a highways perspective in their present form.