

18/06/2020

Planning department  
Kirklees Council  
Civic Centre 3  
Huddersfield  
HD1 2NA

Dear Sirs

## Access Statement

### Proposed detached House adjacent to 1 The Copse Cleckheaton BD19 6NE

The proposed dwelling would be accessed off the existing private drive The Copse which currently serves 5 dwellings, The Copse is off Scholes Lane which is not a major transport route.

The property would have provision for a minimum of 3 car parking spaces plus 2 visitor spaces on the drive if required, this would ensure that the development would not obstructed the Drive and cause conflict with neighbouring properties.

It is my opinion that one addition property served off this private drive would not have any significant impact on highway safety by way of intensified use, and the proposal includes the provision of a new bin collection point near to the entrance to avoid further congestion of refuse bins near to the entrance.

It is accepted that there is a national shortage of housing therefore it is hoped that on balance the creation of a single additional detached family dwelling off the private drive will be acceptable in this instance.

If you have any queries please do not hesitate to contact me.

Yours Faithfully

*redacted*

Richard C Smith