

Consultation Response from KC, Highways Development Management
2020/91084 Land off, Cowrakes Road, Lindley, Huddersfield, HD3 3ST
Outline planning application for erection of detached dwelling
Date Responded: 19/05/20 Responding Officer: J Turner Responding Ref: K2-13SE/10

This application seeks outline approval for the erection of a detached dwelling at land off Cowrakes Road, Lindley. Planning approval is sought with all matters reserved.

An indicative plan supplied by the applicant shows the footprint of a three-bedroomed dwelling with an attached single garage and space for another vehicle to park on a driveway. This parking arrangement is in line with the recommendations for off-street parking made in Kirklees' Highway Design Guide SPD. No details of bin storage or collection pads have been shown at this outline stage.

Under normal circumstances, the access would be deemed too narrow to serve two dwellings (the track also appearing to be used to access the garage of no. 52 Cowrakes Road), and visibility splays would be required to ensure these were to the standard required. However, in this instance, weight must be given to the removal of the existing six garages, thereby reducing the number of vehicle parking spaces from six to two. This de-intensification of use of the access precludes Highways DM from raising objection to this element of the scheme.

Despite assurances in the Planning Statement, it appears that a fire appliance would struggle to get with 45m of every point on the projected plan area (or 'footprint') of the building as requested by the Fire Service, especially given the narrow nature of the access track. Highways DM would wish to receive assurances regarding this element, potentially by introducing a dry riser arrangement to the scheme before making final comments on the proposal.