

**Consultation Response from KC,
Highways Development Management****2020/91522 rear of, 8, Grove Terrace, Birkenshaw, BD11 2LY****Erection of detached dwelling with associated parking****Date Responded: 21/07/20 Responding Officer: J Turner Responding Ref: K8-10NW/13**

This application seeks approval for the erection of a detached dwelling with associated parking on Grove Terrace, Birkenshaw.

The proposed dwelling would be erected in the garden of 8 Grove Terrace, would consist of three bedroom, and benefit from two off-street parking spaces on a driveway accessed by a shared route that serves the garage of the existing property.

Although Grove Terrace is an adopted highway, the narrow access from Bradford Road and lack of safe pedestrian facilities would make it substandard in terms of present standards for adoption. It serves a number of dwellings and many of these do not have off-street parking to current accepted levels.

Highways DM would raise concerns regarding the intensification of use of Grove Terrace and its access with Bradford Road, a likely increase in the demand of on-street parking, and the awkward manoeuvre into and out of the proposed driveway.