

Consultation Response from KC, Highways Development Management
2021/91373 Land Adj, 34, Cliff Road, Holmfirth, HD9 1UY
Erection of 2 detached dwellings
Date Responded: 30/04/21 Responding Officer: J Turner Responding Ref: K3-46/114

This application seeks approval for the erection of two detached dwellings on Cliff Road, Holmfirth.

The site received approval for one dwelling in application no. 2018/93687. This proposal would see the erection of two dwellings each of three bedroom and benefiting from an internal garage.

The length of the garages is below that recommended in Manual for Streets, measuring at around 5.0m, albeit the space is wider by 0.5m than the advised dimension.

It appears that bin storage is intended to be provided in a shared space between the two dwellings. This measures at approximately 0.9m in width, so does not give enough space to allow one bin to pass another. Given this is to be shared by the two dwellings, this facility is not fit for purpose.

In the pre-application advice given in 2020, it was recommended that “the plans will need to make it clear how much parking spaces would be provided external to the dwelling, in addition to the garage. Two spaces per dwelling is normally deemed sufficient to serve a proposed dwelling with three bedrooms, although three per dwelling might be ideally preferable in this instance considering the overall floorspace, and the location, in which it is expected that occupiers would be heavily car-dependent and there are few opportunities for safe on-street parking for visitors” and that “subject to adequate parking, and visibility being at least equivalent to that approved for the single dwelling in both directions, together with suitable provision for on-site storage of wastes with collection point(s) it is considered that the development should avoid any negative impact on highway safety”.

Given the above, Highways DM officers would ask that the following is provided to make a full assessment of the proposals:

- Garage dimensions improved to Manual for Street recommendations.
- Off-street driveway parking dimensioned on a plan.
- Visibility splays dimensioned on a plan.
- Swept path analysis of a large car entering and exiting the site in a forward gear from the garage and driveway.
- Improved bin storage allowing both potential residents to present their bins without obstruction.