

**Consultation Response from KC,  
Highways Development Management**

**2021/91679 12, Cinder Hills Road, Holmfirth, HD9 1EE**

**Erection of extensions, detached double garage/workshop/car port and associated alterations  
(within a Conservation Area)**

**Date Responded:  
10/06/2021**

**Responding Officer: Zack  
Turner**

**Responding Ref: 3-45-20**

2021/91679

Highways Development Management (HDM) comments as follows.

This application is at 12, Cinder Hills Road, Holmfirth. The proposal is for the erection of extensions, detached garage/workshop/car port and associated alterations.

A new plan has been provided which shows that the gated access is aligned with the garage.

Due to the gates sliding to open this will not affect access into the garage or car port.

The garage door will be electric and automated, so along with the automated gates this eliminates any concerns for stopping on the highway to open or close them.

The existing pond is being removed to allow for additional off-street parking. There will be sufficient space for turning in this area and the parking space within the car port will also be able to utilize internal turning.

It is acknowledged that vehicles using the garage are unlikely to be able to turn within the site and are likely to have to reverse to or from the highway when accessing the garage. It is noted that there are neighbouring dwellings with similar arrangements which appear to operate with no undue issues.

Bin storage and waste collection arrangements will remain as existing.

Highways Development Management consider sufficient parking is retained with easy access into and out of the site so therefore deems the proposals acceptable in principle with the following conditions.

**Areas to be surfaced and drained**

Prior to the development being brought into use the areas to be used by vehicles and/or pedestrians have been surfaced and drained in accordance with details that have previously been approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to achieve a satisfactory layout

**Use of Garage:**

The garage and car port hereby approved shall be kept available, at all times, for the parking of vehicles.

Reason: In the interests of highway safety, to ensure adequate off-street parking provision is maintained

**Gates not to open over Highway:**

Any gates to be constructed as part of the development shall be of a sliding type, which do not open over the highway or obstruct access to internal off-street parking provision.

**Reason:** In the interests of highway safety, to ensure access to off-street parking is not obstructed.

**Garage Door:**

The garage hereby approved shall be fitted with garage doors of an automated type, which do not project beyond the front elevation of the garage when in the process of being opened or closed.

**Reason:** In the interests of highway safety, to ensure a vehicle entering the garage does not obstruct the highway

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Previous comments – 25/05/2021

The current arrangements provide sufficient parking with turning for cars in the site which allows cars to exit in forward gear and this is beneficial from a highway's perspective. The proposed arrangements whilst not wholly unacceptable do raise some concerns, as set out below, which needs to be addressed.

- Demonstrate that there is sufficient space for the existing gates to fully open within the site without obstructing access to the garage or car port.
- Demonstrate that the access aligns with the proposed garage door to enable easy access to the garage
- There appears to be insufficient length (5m minimum) in front of the proposed garage to park a car clear of the highway. It needs to be demonstrated that there is sufficient length to park a car in front of the garage door within the site curtilage without obstructing access to the car port.
- Evidence suggests that the majority of garages are not used for the regular short-term storage of cars and in many cases tend to become additional storage, in which case a parking space would be lost.
- To ensure the existing parking arrangements are not compromised a preferable arrangement from a highway perspective would be to amend the scheme to provide the proposed workshop and a double car port. Car ports whilst offering a lesser degree of protection in terms of security and from the elements they ensure that the space will be used for parking and not simply become an extension of the workshop.

HDM requests the above information for a proper assessment of the proposals.

