

# Planning Consultation Request

## Town and Country Planning Act 1990

### APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	KC, Highways Development Management
Application No.	2021/91795
Proposed Development:	Erection of 7 dwellings with formation of associated access and parking
Location:	Manashay Cottage, Upper Brow Road, Paddock, Huddersfield, HD1 4UP
OS Map Reference	SE 412412.3245 416093.5407
Applicant/Agent:	Northern Design Partnership
Class:	Minor Developments

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to [DC.Admin@kirklees.gov.uk](mailto:DC.Admin@kirklees.gov.uk) by **27-May-2021**.

If you would like to contact the Case Officer: William Simcock for any reason then please do so on: Tel. 01484 221000 Ext. 74146.

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:  
<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2021/91795> \*

\*If the plans are not available online after 5 working days of the date of this letter then please e-mail: [DC.Admin@kirklees.gov.uk](mailto:DC.Admin@kirklees.gov.uk)

If I do not receive your response by **27-May-2021** then the application may be decided without the benefit of your views.

Dated: 06-May-2021

Mathias Franklin  
Head of Planning and Development

**Consultation Response from KC,  
 Highways Development Management**
**2021/91795 Manashay Cottage, Upper Brow Road, Paddock, Huddersfield, HD1 4UP**
**Erection of 7 dwellings with formation of associated access and parking**
**Date Responded:  
 26/05/2021**
**Responding Officer: Mark  
 Berry**
**Responding Ref: 5-1SW-8**

This application seeks approval to the erection of 7 dwellings with formation of associated access and parking at Manashay Cottage, Upper Brow Road, Paddock, Huddersfield.

Two application 2017/90169 and 2017/92229, were approved for three and four dwellings respectively. This current application combines the two application sites with a layout based on the previous approvals.

Plot 1 to 3 are similar in layout to the plots approved by the 2017/90169 application and consist of three 3 bedroomed detached houses with vehicular access onto Upper Brow Road. The points of access are like the 2017 approval and each plot has 2 off-street parking spaces.

Plots 4 to 7 are similar in layout to the plots approved by the 2017/92229 application and consist of four 4 bedroomed detached houses with vehicular access via a shared private driveway on to Upper Brow Road.

Given the two previous approval Highways Development Management (HDM) have no objection in principle to these proposals.

HDM do have concerns regarding the proposal for plots 4 to 6 as follows:

- 1, The full extent of the access from Upper Brow Road is not shown on the plans and the sight lines from the access onto Upper Brow Road are not shown.
- 2 The width of the proposed driveway is not dimensioned and appears narrow the rear boundaries of plots 1 and 2. Can this dimension be clarified. A minimum of 4.5m is recommended to allow 2 vehicles to pass.
- 3, The existing plot and plot 7 are shown to have 3 off-street parking spaces, plot 6 is shown to have 4 off-street parking spaces and 2 visitor parking spaces are shown. No parking is shown to plots 4 and 5.

In general Kirklees Council has not set local parking standards for residential and non-residential development. However, as an initial point of reference for residential developments it is considered that new:

- 2-to-3-bedroom dwellings provide a minimum of two off-street car parking spaces
- 4+ bedroom dwellings provide three off-street spaces.

In most circumstances, one visitor space per 4 dwellings is considered appropriate. One cycle space per unit is recommended.

