

From: [Chris Bembridge](#)

Subject: 21/91809 16a Ossett Lane, Dewsbury - revised plans

Date: 27 July 2022 13:06:36

Here are the informal comments for the revised drawings for application No 21/91809 16a Ossett Lane, Dewsbury.

These informal comments should be read in conjunction with the formal comments previously submitted by Highways DC for this application. These comments are in relation to the changes to the design of the dwelling.

The dwelling is to be reduced in scale from 4 beds to 3 beds, removal of the integral garage and the parking area changed with the removal of an area of garden space and re-arrangement and reduction of parking provision. There are no changes to the access.

For a dwelling of 3 bedrooms, local guidance requires 2 parking spaces to be fit for purpose and drawing 09 2020 4c shows that two parking spaces can be easily provided. It should be noted that the turning space available may be a little tight to allow vehicles to easily turn so they can enter/exit the site in forward gear, however we would accept using reversing to park at this location.

The access would still require a dropped kerb crossing which should be done within a s184 agreement with the council, this should be added as a footnote, and details of waste storage and a collection presentation point should also be clearly indicated on a drawing in such a place where they are accessible to collection crews and do not obstruct the parking, access or adopted highway/footway for road safety reasons, and this should be conditioned.

The parking area should be surfaced in a permeable finish to national standards or surfaced and fully drained as to not allow run-off to enter the adopted highway and this should be added as a condition and guidance added as a footnote for permeable surfacing. The access and parking area should be infilled so as to not exceed a gradient of 1 in 10 and this may also require a condition.

Cheers

Chris