

**Consultation Response from KC,
Highways Development Management**
2021/92949 Coop House, New Hey Road, Scammonden, Huddersfield, HD3 3FW
Change of use and alterations to former shop to form 2 dwellings
Date Responded: 31-08-2021
Responding Officer: Mark Berry
Responding Ref: 1-28-3

This application seeks approval to the change of use and alterations to former shop to form 2 dwellings at Coop House, New Hey Road, Scammonden, Huddersfield.

Co-Op House is a three-storey building comprising a 3-bedroom dwelling and attached former retail and storage accommodation.

The proposal is to divide the existing building to leave three dwellings as follows:

Existing Dwelling = 112.5 sq metres

Proposed New Dwelling 1 = 105 sq metres

Proposed New Dwelling 2 = 105 sq metres.

Pedestrian & vehicular access to the site is proposed from New Hey Road or Hey Lane. It is proposed to increase the off-street parking provisions by modifying the kerb line to accommodate 4 vehicles on the New Hey Road frontage and 2 on the Hey Lane frontage.

Highways Development Management (HDM) have several issues regarding this proposal as follows:

1, Parking in the proposed Layby along New Hey Road would obstruct sight lines at the Hey Lane/ New Hey Road junction which is unacceptable and not in the best interests of highway safety.

2 New Hey Road is a classified Road and any proposed parking with access from this road should include internal vehicle turning. Vehicles should be able to enter and exit in a forward gear.

3, The area of land to both the New Hey Road and Hey Lane frontage to this site is existing adopted public highway and any proposed parking on these areas cannot be transferred to the future occupiers at the proposed dwellings.

The proposed layby for 4 vehicles along New Hey Road would have to be constructed to adoptable standards including any works to the existing retaining wall to the rear and the completed works would have remain part of the adopted highway.

For the above reasons HDM would be unable to support this application if it includes any proposed parking along New Hey Road.

