

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

2021/93922 22, Westgate, Dewsbury, WF13 1BL

Change of use of first and second floor to dwelling (Within a Conservation Area)

Date Responded: 26/05/22

Responding Officer: CNB

Responding Ref: K15-2NE/41

This application is for the change of use of existing upper floors retail storage to a dwelling with an access to the rear on to Market Street, a narrow one-way single carriageway rear access road of approximately 3.5m width with footways on both sides and some street lighting present. The road is covered by no waiting at any time TRO markings. The access to the dwelling is linked to Market Street by an unadopted road, access to rear of 2-14 Westgate.

The roads around the site are subject to various TRO parking restrictions. There is some evidence of parking taking place on the unadopted rear access.

The site is in a sustainable location within Dewsbury town centre and is within a short walking distance of the shops and services. The bus station and railway station are both within 400m of the proposal site.

No parking is associated with the proposals, however this would not be required due to the sustainable town centre location and this is acceptable.

No details were provided relating to bin storage and collection and we would like to see these details marked clearly on a drawing. They should not be in such a location that they obstruct the access or the adopted highway or footway for road safety reasons. This should be conditioned.

With this we consider the application to be acceptable on highways grounds with the following condition.

Condition

Before development commences, details of suitable storage, bin presentation points and access for collection of wastes from the dwelling hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

Reason: In the interests of amenity and highway safety and to meet the requirements set out in Local Plan Policy LP24 part d(vi).