

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

2021/94542 Poplar Farm, Bristfield Road, Bristfield, Dewsbury, WF12 0PA

Alterations to integral garage to extend living accommodation and alterations to parking facilities

Date Responded: 26/01/2022

Responding Officer: Mark Berry

Responding Ref: 16-12-5

This application seeks approval to alterations to integral garage to extend living accommodation and alterations to parking facilities at Poplar Farm, Bristfield Road, Bristfield, Dewsbury.

Outline planning permission was granted in May 2017 for the demolition of existing buildings and erection of 3 no. dwellings – 2016-92041. The proposed site plan attached to this permission shows 3 plots with access from Bristfield Road. All 3 plots are shown to have garages or under-croft parking.

This application amends the proposals for plot 3. The floor plan shows the proposed under-croft/garage car parking to plot 3 removed and replaced with living space.

The landscaping plan 2050-14-F provided shows the driveway to the front of the under-croft/garage car parking to plot 3 removed and replaced with landscaping. This also appears to effect plot 2 with the access to the garage shown on the removed and replaced by landscaping. This plan shows the proposed replacement parking for plots 2 and 3 (7 spaces) within what appears to be a shared driveway/turning space.

The parking layout shown is cramped with five spaces between plots 2 and 3 and two spaces opposite adjacent to the boundary with plot 1. The 2 parking spaces adjacent to the boundary with plot 1 obstruct access to the 5 spaces shown between plots 2 and 3.

Highways Development Management consider that this proposal provides only 4 independently assessable parking spaces between plots 2 and 3. The other spaces shown are not considered acceptable given that two obstruct access and a third is located on paving and not the shared tarmac driveway.

The recommended standard for a 4+ bedroom dwellings is three off-street parking spaces.

This proposal has shown is considered un-acceptable. These proposals should be amended to show 3 independently assessable parking spaces to both plots 2 and 3.