

Consultation Response from KC, Highways Development Management
2022/92842 The Carlton Nursing Home, 25, Greenway, Milnsbridge, Huddersfield, HD3 4RZ
Change of use and internal alterations to former nursing home (C2) to form 12 apartments (C3)
Date Responded: 20-9-2022
Responding Officer: Mark Berry
Responding Ref: 2-11SE-5

This application seeks approval to the change of use and internal alterations to former nursing home (C2) to form 12 apartments (C3) at The Carlton Nursing Home, 25, Greenway, Milnsbridge, Huddersfield.

The application site is located at the junction of Sycamore Avenue and Greenway.

The existing care home has 14 bedrooms at first floor level with the ground floor used for admin, kitchen, dining, and laundry. There are no existing off-street parking facilities or vehicle access into the site.

6 one bedrooled and 6 two bedrooled apartments are proposed.

20 potential off-street parking spaces are shown on the Parking and Amenity plan number 2206/03.

Highways Development Management (HDM) have several concerns regarding these proposals as follows:

1, The Parking and Amenity plan is vague and does not properly show footways or verges along Sycamore Avenue and Greenway.

2, The location of the proposed parking spaces takes no account of the existing traffic calming and pedestrian crossing point along Sycamore Avenue or the bus stop and bus stop markings along Greenway. All of which need to be shown to be retained or if practical (which is doubtful) re-sited.

3, Existing signs and street lighting columns are also not shown. Again, these need to be shown to be retained or if practical re-sited.

4, Parking spaces are also shown close to the Sycamore Avenue and Greenway junction which is not considered to be safe and is unacceptable.

Realistically HDM would consider that only possibly 6 off-street parking spaces can be provided at this site and not 20 as shown.

This is what the Kirklees Highway design Guide says about parking standards:

Kirklees Council has not set local parking standards for residential and non-residential development. However, as an initial point of reference for residential developments (unless otherwise evidenced using the criteria in Para. 5.1), it is considered that new:

- 2-to-3-bedroom dwellings provide a minimum of two off street parking spaces
- 4+ bedroom dwellings provide three off-street spaces.
- 1–2-bedroom apartments provide one space (3+ bed two spaces)

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

Based upon the above criteria 15 off-street parking spaces are required at this site which is unlikely to be possible.