Consultation Response from KC,
Highways Development Management

2022/93894 Homestart Kirklees, 87, Coule Royd, Dalton, Huddersfield, HD5 9RN

Change of use from offices to 4no. one-bedroom flats

Date Responded: 08/02/23
Responding Officer: CNB
Responding Ref: K11-2SE/9

This application is for the change of use from offices to 4 one-bed dwellings at an existing premises with parking and a vehicular access on to Cow Heys, a 30mph two-way single carriageway residential access road of approximately 8m width with footways on both sides and street lighting present.

The site is approximately330m from stops on a medium frequency bus route and approximately 360m from a convenience store. There are further shops and services in a local centre approximately 1.3km from the site. There are local schools within 400m.

As the proposals are to change an existing office in to 1-bed apartments then we would not expect the trip generation at the site to increase.

The access is existing and there is not expected to be an intensification of use. The existing visibility splays appear to be adequate.

The site is proposed to be four 1-bed apartments, and this would require 4 parking spaces plus one visitor parking space and there appears to be sufficient space for at least 4 parking spaces with turning within the site and sufficient space on street to the front of the premises for visitor parking.

There is no cycle parking provision shown at the site, however there appears to be some space within the communal areas of the building where a cycle may be safely stored, however we would like to see this formally addressed and this can be done as a condition.

A bin storage point has been proposed on drawing No 114 Rev 1, however this is not suitable as a collection presentation point. This should be in such a place that it is easily accessible to collection crew but not where it would obstruct the adopted highway or footway for road safety reasons or obstruct the access or parking area. This should be conditioned and conform to guidance produced by the Kirklees Waste Strategy team.

With this we consider the application is acceptable on highways grounds with the following conditions.

Conditions
Before development commences details of cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The residential units hereby approved shall not be occupied until cycle storage facilities have been provided in accordance with details that have been approved in writing by the Local Planning Authority, the approved facilities shall thereafter be retained.
Reason: To comply with the Council's sustainability objectives

Before development commences details of storage and access for collection of wastes from the premises 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