

**Consultation Response from KC,
Highways Development Management****2023/90209 Land off, Thornhill Road, Dewsbury, WF12 9QE****Erection of detached dwelling and two storey workshops****Date Responded: 14-3-2022.****Responding Officer: Mark Berry****Responding Ref: 15-1NW-11**

The application site is a scrap yard and three small workshops on the northern side of Thornhill Road and to the south of Water Lane and the Northern Riding Centre.

The existing workshops have no clearly defined forecourt or parking and cars visiting the business, or being repaired, park in the area to the front of the units and spill out onto the highway which creates highway safety issues.

The proposed development will see the clearance of the scrap yard, and the replacement of the 3 small industrial units/workshops with 2 larger workshops, and the erection of a large, 4 bedroomed detached dwelling.

Access to the proposed dwelling will be taken from the existing access to the Riding School.

The new units will have a roadside frontage with forecourt and parking area. Whilst there will only be two units, each will have a larger footprint than the existing units and will be two storeys to allow office/storage space on the first floor.

Highways Development Management comments as follows:

1, As stated above the existing workshops have insufficient off-street parking and cars visiting the business, or being repaired, park in the area to the front of the units and spill out onto the highway which creates highway safety issues, HDM would not want to see this situation repeated with the new development.

The Site Plan is unclear as far as access and parking for the proposed detached dwelling is concerned.

In general Kirklees Council has not set local parking standards for residential and non-residential development. However, as an initial point of reference for residential developments it is considered that new 4-bedroom dwellings should provide three off-street spaces.

Can the applicants be asked to clearly show the parking to the new dwelling and provide a justification for the number of parking spaces to the new industrial units.

2, Can the applicants be asked to clearly show the footway to the site frontage which should be continuous and a minimum width of 2.0m.

3, Can the applicants be asked to provide details of their proposals for the storage and collection of wastes from both the dwelling and industrial units.