Consultation Response from KC,
Highways Development Management

2023/90956 rear of, 1, Sparks Road, Oakes, Huddersfield, HD3 4BX

Erection of 5 dwellings

Date Responded: 22-8-2023.
Responding Officer: Mark Berry
Responding Ref: 2-19SE-3

This application seeks approval to the erection of 5 dwellings consisting of a pair of 3 bedroomed semi-detached houses and a block of three 2 bedroomed town houses at land to the rear of, 1 and 1a, Sparks Road, Oakes, Huddersfield.

Outline approval was granted for the demolition of the 2 dwellings and the erection of residential development in January 2017 - application number 2016/93628

The existing properties known as 1 and 1a Sparks Road were converted into Houses in Multiple Occupation in 2019. The building was previously separated into 12 number self-contained flats with communal kitchens and bathrooms. This was prior to 2004. The application form refers to the existing use has two 4 plus bedroom dwellings. The total number of bedrooms is not however specified.

The proposed access to the development will be located as existing, off New Hey Road.

Access to the site, due to the island located on New Hey Road will be 'left in' and left out'. The access is shown to be 6m wide with footways returned around the junction radii and into the site. Thereafter hard margins are shown to both sides of the access road leading to a turning head within the site.

Each of the proposed houses is shown to have 2 off-street parking spaces and 4 spaces are shown in front of the existing property. The proposed town houses are also shown to have integral single garages.

Highways Development Management comments are as follows:

1, Given the shared use with existing commercial businesses it is considered appropriate to widen the proposed access to industrial access road standards and provide a footway into the site. The access should be widened to 6.75m with a 2.0m with footway to one side.

2, Given the number of bedrooms within the existing HMO the number of visitor parking spaces to the frontage should be shown to be maximised.