

**Consultation Response from KC,
Highways Development Management****2023/90958 adj, Hill Side, Cold Hill Lane, New Mill, Holmfirth, HD9 7JX****Erection detached dwelling****Date Responded: 8-8-2023.****Responding Officer: Mark Berry****Responding Ref: 12-15-12.**

This application seeks approval to the erection of a 4 bedroomed detached dwelling with double integral garage at land adjacent to Hill Side, Cold Hill Lane, New Mill, Holmfirth.

There have been several planning permissions on this site the latest being in 2019 for the erection of 2 three bedroomed detached dwellings - application number 2019/90619. Both proposed dwellings were shown to have a single garage with driveway and access directly onto Cold Hill Lane.

As with the previous approval access to the proposed dwelling is directly from Cold Hill Lane at approximately the same location of plot 2 of the previous permission. Sight lines are shown from this access to the junction with Huddersfield Road to the south and to 40 m to the north.

This application provides insufficient information. Further details are needed as follows.

The applicants should be asked to demonstrate that the proposed sight lines are achievable.

The Sight lines are shown over the adjacent steps, boundary walls and the canopy through the slatted timber screen to the front door. The driveway in front of the garage is at a level of 151.45m with Cold Hill Lane at a level of 153.03m above plus there is a boundary wall at this location.

Swept paths should also be provided to demonstrate that a vehicle can enter and exit the proposed driveway in a forward gear.