

**Consultation Response from KC,
Highways Development Management****2023/91483 adj, 33a, Church Lane, Clayton West, Huddersfield, HD8 9LY****Demolition of garage and erection of detached dwelling****Date Responded: 14/11/2023.****Responding Officer: D. Stainsby****Responding Ref: K17-38/52****RECOMMENDATION:**

The access and number of parking spaces proposed is acceptable. However, I would have concerns about how the proposed layout would work and as submitted the proposals do not provide enough information for them to be acceptable to Highways.

The following information is required.

- A swept path analysis to demonstrate that all turning manoeuvres into and of the site with a large family car can be made in a safe and efficient manner needs to be provided.

VEHICULAR ACCESS:

This proposal consists of the demolition of an existing garage block of 4 garages and the erection of a single dwelling in its place with 2 associated parking spaces.

The level of parking provision proposed is acceptable for a 3 bedroomed dwelling and is in accordance with the guidelines as prescribed within the Kirklees Highway Design Guide. However, the site layout does not satisfactorily demonstrate that sufficient turning and manoeuvring space would be available to serve the proposed development.

The proposal shows two parking spaces which are acceptable but the width of Holmfield at this point is narrow and the access and egress to the spaces appears to be very tight and would result in vehicles carrying out several turns to access the parking area. Especially if one of the spaces is occupied.

A swept path analysis to show that the vehicles can access and egress the parking spaces safely needs to be provided.

The approved vehicle parking areas will need to be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded.

www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens