

**Consultation Response from KC,
Highways Development Management****2023/91530 Edgerton Villa, 22/24, Edgerton Road, Edgerton, Huddersfield, HD3 3AD****Alterations to convert offices to 7 flats (Listed Building within a Conservation Area)****Date Responded: 13/09/2023.****Responding Officer: D. Stainsby****Responding Ref: K5-5NW/12****RECOMMENDATION:**

In principle the proposals are acceptable. However, as submitted, the proposed layout does not work.

The following information is required.

- A revised car parking layout, together with a swept path analysis to show that the proposed parking spaces serving the development can be accessed safely.
- A revised plan showing that the refuse store does not block the existing access whilst still being accessible for refuse collection.
- A revised plan showing the size and location of a cycle store.

INTERNAL LAYOUT:

The proposal shows 19 parking spaces (two spaces per dwelling, four spaces for visitors and one space unallocated)

Whilst this provides ample car parking for the proposed development in theory, in practice the area available could not accommodate this number of vehicles.

Car parking spaces 01 to 14 are too small at 2.1m wide by 4.2m long.

Car parking spaces 15 to 19 are too small at 2.1m wide by 4.4m long.

The car parking spaces should be a minimum of 2.4m wide x 4.8m long.

The aisle width between the car parking spaces is too narrow at 5.2m and should be increased to a minimum of 6m wide and extended for a minimum of 1.0m past the end of spaces 01 and 15 to allow for vehicles to access these parking spaces.

Notwithstanding the above comments, however, the Kirklees Highway Design Guide recommends one car parking space per 1 – 2 bedroomed apartments and one visitor parking space per 4 apartments.

As a result, the number of car parking spaces could be reduced to a minimum of nine car parking spaces.

A revised plan showing a minimum of nine car parking spaces is required.

CYCLE PARKING

Cycle parking is shown to be located in car parking spaces 13 and 14 with no further details on how they will be stored.

A secure cycle store should be proposed that would accommodate a minimum number of seven cycles (1 cycle parking space per apartment)

A revised plan showing a secure cycle store of an adequate size to accommodate a minimum of seven cycles is required.

WASTE STORAGE AND COLLECTION:

The proposed location of the bin storage area obstructs the pedestrian access to the site and will need to be relocated within the site whilst still being accessible by the refuse collectors.

A revised plan showing the location of the bin store in an area which does not obstruct access to the site is required.

Details for waste storage requirements can be found in the document “Waste Storage and Collection Guidance for New Developments” which is available from waste.planning@kirklees.gov.uk.
Or at <https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>).