

Consultation Response from KC, Highways Development Management
2023/92156 120, Staincliffe Road, Westborough, Dewsbury, WF13 4RP
Alterations to convert retail lower ground and ground floors to two flats
Date Responded: 01/02/2024. Responding Officer: D. Stainsby Responding Ref: K14-10SW/3

RECOMMENDATION

No Objection subject to a dropped crossing being provided on Staincliffe Road

This application seeks approval to convert the retail lower ground and ground floors to two flats at 120 Staincliffe Road, Westborough, Dewsbury

In this instance, the existing use of the building is as a shop at ground and lower ground floor with a 2-bedroom flat at first floor level,

This proposal would keep the existing 2-bedroom flat meaning in total there would be three apartments consisting of two 1-bedroom apartments and one 2-bedroom apartment.

There is off street parking for approximately four vehicles to the northern side and part of the western side of the building which meets the guidelines for parking.

There is a further space on lower ground to the west of the building.

Although there is provision for off street parking on the north and west frontages of the site, there is only one dropped kerb provided on Green Lane to allow vehicle access onto these areas.

An additional dropped kerbs should be provided at the vehicle access onto Staincliffe Road and the adjacent access to lower ground floor.

The changes to the access within the adopted highway fronting the property, to provide a dropped kerb, will need to be constructed under a section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.