

**Consultation Response from KC,
Highways Development Management**

2023/92882 4, Rowgate, Upper Cumberworth, Huddersfield, HD8 8XH

Demolition of existing dwelling and erection of detached dwelling with basement parking

Date Responded: 16-10-2023.

Responding Officer: Mark Berry

Responding Ref: 12-45-22.

This application seeks approval to the demolition of an existing dwelling and the erection of a detached dwelling with basement parking at 4, Rowgate, Upper Cumberworth, Huddersfield.

The application site is located on the eastern side of Rowgate approximately 55m from the junction with Barnsley Road. This section of Rowgate is relatively narrow but with footways to both sides.

The proposed dwelling will be 4 bedroomed with basement parking. The lower ground floor plans show a substantial garage with space for 4 vehicles.

Access is via the existing access shared with numbers 6 and 8 Rowgate.

The width of the access is shown to be 4.8m which should be sufficient allow turning and manoeuvre into and out of the proposed 4 vehicle garage. 4.8m also allows sufficient space for two vehicles to pass along the access road.

Highways Development Management have concerns regarding these proposals as follows.

- 1, The access from Rowgate is not within the red line boundary.
- 2, A bin collection points should be shown to be provided to enable bins to be presented on collection day without either obstructing the highway or proposed driveway.

