

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

**2023/93162 57-59, Cliff Road, Holmfirth, HD9 1UY**

**Erection of extensions and alterations to one dwelling to form 2 dwellings, demolition of existing external store, widen parking bay, improve external steps and access, external and internal alterations (Listed Building)**

**Date Responded: 18/04/2024.**

**Responding Officer: D. Stainsby**

**Responding Ref: K3-46/30**

## RECOMMENDATION

Objection. The proposal cannot be supported as submitted.

The proposals do not provide sufficient off-street parking for the size of the development.

The proposal is to split one 3-bedroomed property into one 3-bedroomed property and one 4-bedroom property.

### CAR PARKING (No. 57)

Two off-street parking spaces are proposed for No 57 with access directly onto Cliff Road. This meets the guidelines for a 3 bedroomed dwelling.

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 13<sup>th</sup> May 2009 (ISBN 9781409804864) as amended or superseded.

[www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens](http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens)

### CAR PARKING (No. 59)

Two off-street parking spaces are proposed for No 59. However, the size of the space provided is too small for two vehicles to access safely.

Without further information, the space will only provide off street parking for one vehicle.

The Kirklees Highway Design Guide states that 3 off street parking spaces would be required for a four bedroomed dwelling.

As a result, the provision, as submitted, is well below the recommended guidelines for a 4+ bedroom dwelling and it is considered that the under provision of car parking is likely to result in on-street parking issues on the surrounding roads to the detriment of road safety.

A revised plan is required showing that 3 off street parking spaces can be provided together with a swept path analysis to show that vehicles can access the spaces safely.

## WASTE STORAGE AND COLLECTION

Bin storage areas are shown and are acceptable. However, a bin collection/presentation point should be located adjacent to the public highway. The bin collection/presentation point must not obstruct the adopted highway or the access road.

Details of waste storage and collection for both dwellings should be provided, with the location of a waste collection presentation point being clearly marked on a drawing in such a location that is easily accessible to the collection team and where it will not obstruct the parking, access, or the adopted highway for road safety reasons.

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](mailto:waste.planning@kirklees.gov.uk).

Or at <https://www.kirklees.gov.uk/beta/planning-applications/guidance-and-advice-notes.aspx>).