

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

2023/93388 Dene End Funeral Home, 50, North Road, Kirkburton, Huddersfield, HD8 0RW

Change of use from domestic to commercial, demolition of existing workshop and erection of three storey office building (within a Conservation Area)

Date Responded: 6-2-2024.

Responding Officer: Mark Berry.

Responding Ref: 12-42-9.

The application site at 50 North Road contains a detached dwelling and a range of buildings associated with a former funeral service business.

This application seeks approval for the demotion of a workshop/garage building, the construction of a three-storey office building and the formation of a new car park including the creation of a new site entrance from North Road.

The Cogri Group is in Dene House, which is located adjacent to the application site, the company is acquiring the application site to provide staff parking and create additional office space to improve the work environment.

A new site entrance is proposed at the northern boundary of the site. This will facilitate, in conjunction with the existing entrance, the establishment of a one-way route through the site. These proposals include the provision of 17 off-street parking spaces within the new car park.

The layout of the proposed extension will form a link between Dene House and the retained joinery workshop. A new ground floor entrance will enable staff and visitors to enter the building from the new carpark.

The office layout plans show an achieve store, and staff restaurant to the lower ground floor, lobby, conference room and boardroom to the ground floor and new office space to the first floor.

This application provides insufficient information to allow a proper highway assessment to be completed. Further information is needed as follows:

- 1, Details of the sight lines from the proposed new exit onto North Road.
- 2, Details of any anticipated increase in traffic generation or employee numbers.
- 3, Clarification of the use of the existing house and its parking arrangements.
- 4, Details of the operation of the one-way system including signing and or lining proposals.